

Pls return to GLAZE BOX

FORSYTH COUNTY
765

07-25-95



\$400.00

Real Estate
Excise Tax

Excise Tax

PRESENTED FOR
REGISTRATION
AND RECORDED

1865 P1521

3

'95 JUL 25 10:15

John Holleman
Register of Deeds
Forsyth Co. N.C.

12.00
P. Edwards

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.

Verified by County on the ... day of ..., 19

by

Mail after recording to ~~McCall Box~~ Glaze Box

This instrument was prepared by G. Emmett McCall

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of July, 1995, by and between

GRANTOR

GRANTEE

WINSTON-SALEM TRADE CENTER ASSOCIATES
a North Carolina General Partnership

P & O PROPERTIES, LLC

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

400.00

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1662, at Page 3734

A map showing the above described property is recorded in Plat Book page.....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions and rights-of-way of record, if any, and further subject to ad valorem property taxes for the current year, prorated to date of closing.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)
By: _____

President
ATTEST: _____

Secretary (Corporate Seal)

USE BLACK INK ONLY

Winston-Salem Trade Center Associates
a North Carolina General Partnership

(SEAL)
W. David Shannon, General Partner
W. Bruce Shannon

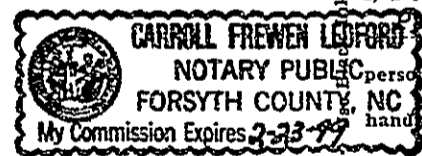
(SEAL)
W. Bruce Shannon, General Partner

(SEAL)

(SEAL)

SEAL-STAMP

NORTH CAROLINA, FORSYTH County.



I, a Notary Public of the County and State aforesaid, certify that W. David Shannon, General Partner and W. Bruce Shannon, General Partner Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 24th day of July, 1995.

My commission expires: 2-23-99 Carroll Frewen Ledford Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____, personally came before me this day and acknowledged that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of _____
Carroll Frewen Ledford NP
Forsyth County NC

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

JOHN HOLLEMAN, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By _____ Hilda Humeon Deputy/Assistant - Register of Deeds

EXHIBIT A

BEGINNING at the Southwest Corner of that Building known as 537 North Trade Street, said Building Corner being the Southwest Corner of that property conveyed to Winston-Salem Trade Center Associates by Deeds recorded in Book 1662, Page 3730 and Book 1662, Page 3734, Forsyth County Registry and also being the Northwest corner of that property conveyed to Wolf Pond Development Corporation in Book 1836, Page 2709, Forsyth County Registry; running thence North 00° 45' 00" West 59.96 feet to a Building Corner; thence North 88° 48' 33" East 90.10 feet to a Building Corner; thence North 75° 43' 55" East 12.87 feet to a Set PK Nail; thence North 88° 26' 02" East 41.99 feet to a Set PK Nail; thence South 00° 47' 05" East 18.11 feet to a point; thence South 00° 47' 05" East 13.00 feet to a Set PK Nail; thence North 89° 12' 55" East 5.00 feet to a Set PK Nail; thence South 00° 47' 05" East 13.00 feet to a point; thence South 00° 47' 05" East 18.50 feet to a point; thence South 88° 26' 02" West 36.86 feet to a Building Corner; thence South 87° 56' 10" West 22.65 feet to a Building Corner; thence South 81° 51' 45" West 90.13 feet to a Building Corner, the POINT AND PLACE OF BEGINNING.

The above description was taken from a survey prepared for Charles A. Phillips and wife, Laura A. W. Phillips & Joseph K. Opperman and wife, Langdon Edmunds Opperman by Thomas A. Riccio, R.L.S., dated April 20, 1995.