

FORSYTH COUNTY
2291

12-29-95



\$67.00

Real Estate
Excise Tax

Excise Tax

295

PRESENTED FOR
RECORDING
AND INDEXING

95 DEC 29 P3 10

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the ... day of ... , 19 ...
by

Mail after recording to Blanco Tackabery Combs & Matamoros, P.A. Box

This instrument was prepared by Steven C. Garland

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8 day of December, 1995, by and between

GRANTOR
L & S LEASING, INC.

GRANTEE
RALPH MARSHALL HOOVER and wife,
NANCY DELLINGER HOOVER

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 Southfork Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH a permanent, non-exclusive easement appurtenant to the real property described above and the 19.5 acre tract owned by Grantee and described on Exhibit C attached hereto and incorporated herein by this reference, for the purpose of roadway ingress, egress and regress over and across the easement area more particularly described on Exhibit B attached hereto and incorporated herein by this reference, to the property described above and the 19.5 acre tract owned by Grantee and described on Exhibit C attached hereto and incorporated herein by this reference, and for access from the property described above and the 19.5 acre tract owned by Grantee and described on Exhibit C attached hereto and incorporated herein by this reference, to Clemmons Road, for the benefit of Grantee and Grantee's invitees, heirs, successors and assigns forever, said easement to run with the land, said easement area being located on and being a burden to that certain real property owned by Grantor and more particularly described in Book 1509, Page 1705, Forsyth County, North Carolina Registry, said description being incorporated herein by this reference.

Grantor acknowledges and agrees that the Grantor shall be obligated to maintain the roadway as a roadway at Grantor's sole cost and expense. Grantee shall have the right, but not the obligation, to maintain the roadway, if Grantor fails to, or does not adequately, maintain the roadway, and, in such event, Grantor shall pay, upon demand by Grantee, the cost of said maintenance, and in the event of the failure of Grantor to pay same, Grantee and Grantee's contractors shall have a right to place a lien on Grantor's property described above in the amount of the cost of such maintenance.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1509,

Page 1705

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:

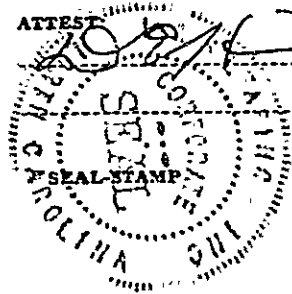
1. Easements, covenants and restrictions of record.
2. Ad valorem taxes for 1994 and subsequent years.

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.

L & S LEASING, INC.
(Corporate Name)

By: [Signature]
President

ATTEST
[Signature]
Secretary (Corporate Seal)

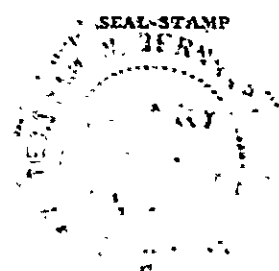


USE BLACK INK ONLY

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of 19

My commission expires: Notary Public



NORTH CAROLINA, Rowan County.

I, a Notary Public of the County and State aforesaid, certify that D. E. Henson Secretary of L & S LEASING, INC. personally came before me this day and acknowledged that he is 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 him as its Secretary. Witness my hand and official stamp or seal, this 5 day of December, 19 93.

My commission expires: 11-22-98 Deborah W. Barnhardt Notary Public

The foregoing Certificate(s) of Deborah W. Barnhardt NP
Rowan 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. FORSYTH

H. L. LEMMAN, REGISTER OF DEEDS

REGISTER OF DEEDS FOR COUNTY

By Hilda Henson Deputy/Assistant-Register of Deeds

EXHIBIT A

ALL OF THAT TRACT OR PARCEL OF LAND located in South Fork Township, Forsyth County, North Carolina, being more particularly described as follows:

To find this point or place of Beginning, commencing at an existing iron, said iron being located in the Southern 70 foot right-of-way margin of Clemmonsville Road, at the Northeastern corner of the property conveyed to L & S Leasing, Inc. in Deed Book 1509, Page 1705, Forsyth County Registry, proceeding thence South 8° 34' 10" West a distance of 110.10 feet to an existing iron marking the point or place of BEGINNING; proceeding thence from said point or place of BEGINNING South 1° 41' 30" East a distance of 339.17 feet to an unmarked point; thence South 28° 56' West a distance of 697.57 feet to an unmarked point; thence South 35° 53' 30" West a distance of 505.24 feet to an existing iron; thence North 28° 10' East a distance of 1056.88 feet to an iron placed, running through an iron placed at a distance of 466.53 feet; thence North 16° 49' West a distance of 149.38 feet to an iron placed; thence along the arc of a curve bearing to the left, having a radius of 440 feet and a chord bearing and distance of North 30° 35' 50" East 330.06 feet, an arc distance of 338.34 feet to an existing iron, being the point or place of BEGINNING, containing 2.215 acres, more or less.

BEING the same property shown on a survey to Ralph M. Hoover and wife, Nancy D. Hoover, prepared by Michael E. Gizinski, R.L.S., L-1540, dated May 23, 1994.

C:\GIBTEX\CHA /m

MINOR SUBDIVISION
APPROVAL

David E. Reed, 11/14/95
for Director, City-County date
Planning Board

EXHIBIT B

ALL OF THAT TRACT OR PARCEL OF LAND located in South Fork Township, Forsyth County, North Carolina, being more particularly described as follows:

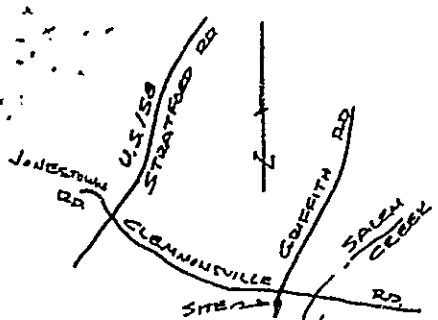
BEGINNING at an existing iron, said iron being located in the Southern 70 foot right-of-way margin of Clemmonsville Road, at the Northeast corner of the property conveyed to L & S Leasing, Inc. in Deed Book 1509, Page 1705, Forsyth County Registry; thence proceeding North 81° 23' 40" East a distance of 60 feet to an unmarked point; thence South 8° 34' 10" West a distance of 110.14 feet to an unmarked point; thence along the arc of a curve bearing to the right, having a radius of 380 feet and a chord bearing and distance of South 32° 39' 30" West 310.20 feet, an arc distance of 319.53 feet; thence South 33° 15' 10" East a distance of 60 feet to an unmarked point; thence South 16° 49' East a distance of 169.37 feet to an unmarked point; thence North 28° 10' East a distance of 42.44 feet to an iron placed; thence North 16° 49' West a distance of 149.38 feet to an iron placed; thence along the arc of a curve bearing to the left, having a radius of 440 feet and a chord bearing and distance of North 30° 35' 50" East 330.06 feet, an arc distance of 338.34 feet to an existing iron; thence North 8° 34' 10" a distance of 110.10 feet to an existing iron; being the point or place of BEGINNING.

BEING the same property shown on a survey for Robert M. Hoover and wife, Nancy D. Hoover, prepared by Michael E. Gizinski, R.L.S., L-1540, dated May 23, 1994.

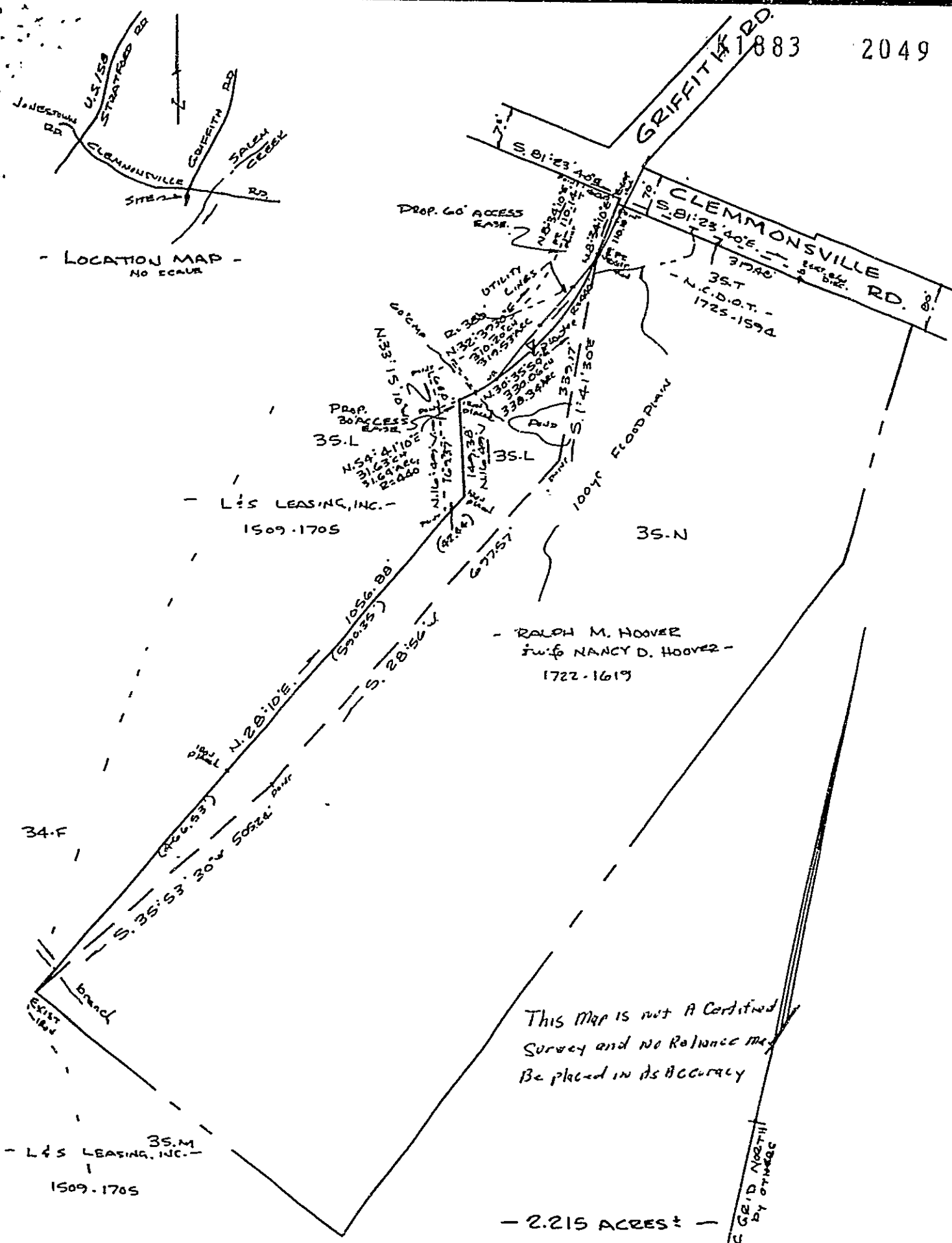
EXHIBIT C

ALL OF THAT TRACT OR PARCEL OF LAND located in South Fork Township, Forsyth County, North Carolina, being more particularly described as follows:

Beginning at a point in the southern right-of-way line of Clemmons ville Road (S.R. #1120), said point being the northeast corner of the property of L & S Leasing, Inc. as described in deed recorded in Book 1509, Page 1705, Forsyth County Registry, said point also being the northwest corner of the property belonging to the City of Winston-Salem; thence from said beginning point along the west line of the property of the City of Winston-Salem, the two (2) following courses and distances, to-wit: South 03° 27' 10" West 395.53 feet to an iron and South 24° 12' 50" West 1350.00 feet to an iron; thence on a new line with L & S Leasing, North 65° 47' 10" West 620.66 feet to an iron; thence continuing on a new line with L & S Leasing, the five (5) following courses and distances, to-wit: North 35° 53' 20" East 102.11 feet to an iron, North 35° 53' 20" East 403.14 feet to an iron, North 28° 56' 00" East 697.57 feet to an iron, North 1° 40' 50" West 339.26 feet to an iron, and North 8° 32' 40" East 100.00 feet to an iron in the southern right-of-way line of Clemmons ville Road (S.R. #1120); thence along the southern right-of-way line of Clemmons ville Road (S.R. #1120), the three (3) following courses and distances, to-wit: South 81° 23' 40" East 319.47 feet to a right-of-way monument, South 8° 27' 10" West 10.02 feet to a right-of-way monument, and South 81° 27' 20" East 192.75 feet to the point and place of beginning, all according to survey of James Jetter Pittman dated June 1, 1991.



- LOCATION MAP -
NO SCALE

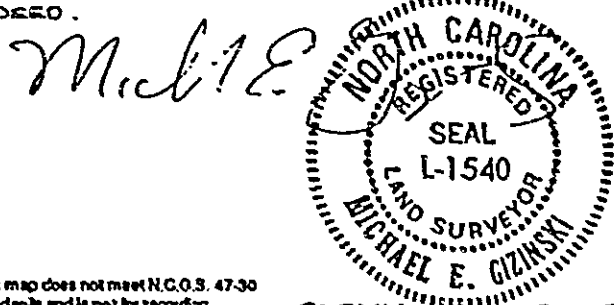


- Legend
- CB - Catch Basin
 - CH - Chord
 - CL - Centerline
 - CO - Clean Out
 - C/A - Controlled Access
 - CWP - Corroded Metal Pipe
 - MI - Man Hole
 - PC - Point of Curvature
 - PT - Point of Tangency
 - PVO - Polyvinyl Chloride Pipe
 - PL - Property Line
 - R - Radius
 - PCP - Polyvinyl Chloride Pipe
 - RTW - Right of Way
 - T - Tangent
 - TTUAS - Transformer
 - UP - Utility Pole
 - VCP - Vitrified Clay Pipe
 - WM - Water Main

I certify that this map was drawn from an actual field survey made under my supervision; that the ratio of precision is 1:10,000.

This 23rd day of May, 1994

NOTE - ONLY WESTERN PORTION OF 2.215 ACRES SURVEYED, EASTERN LINES TAKEN FROM DEED.



This map does not meet N.C.O.S. 47-30 standards and is not for recording.

- RALPH M. HOOVER
w/ NANCY D. HOOVER -

SOUTHFORK TOWNSHIP, FORSYTH COUNTY, N.C.
BEING A PORTION OF LOT 35.L OF
TAX BLOCK 3889

SEE D.B. 1509, PG. 1705

SCALE 1" = 200'

GIZINSKI SURVEYING CO.
727 GALES AVE. WINSTON-SALEM, NC 27103
722-0554