

DRAFTED BY: Charles C. Green, Jr.

Mail: Blanco Tackabery
Box

215

RECORDING TIME

PRESENTED FOR
REGISTRATION
AND RECORDED

P 2226

'96 APR 29 P3:16

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

W. H. Rain

#10

PROBATE AND FILING FEE \$ PAID

EXCISE TAX

Tax Block: _____ Lot: _____ Parcel Identifier No.: _____

Property Address: _____

Mail after recording to: _____

Mail future tax bills to: _____

FORSYTH COUNTY, NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this 2nd day of April, 19 96, by and between

GRANTOR

CITY OF WINSTON-SALEM

GRANTEE

P & B 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, in consideration of (\$ 1.00 & O.V.C.) One dollar and other valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby release and forever quitclaim unto the Grantee, forever, all such right, title and interest as the Grantor has in or to that parcel of land in Forsyth County, North Carolina Winston Township, more particularly described as follows:

Easement No. 1

Being a 20-foot drainage/utility easement across P & B Partnership property which has a centerline beginning at a point, said point being at an iron pin at the intersection of Lots 15, 16, and 17-D, as recorded in Plat Book 33, Page 175, Forsyth County Registry of Deeds; running thence South 3° 9' 30" West approximately 145 feet to a point in the southerly line of Lot 15, said point being located South 86° 51' 30" East 24.86 feet from an iron pin in the northerly right-of-way line of Westbrook Plaza Drive.

Easement No. 2

Being a 20-foot drainage/utility easement across P & B Partnership property branching off of Easement No. 1 and is not described on the recorded plat. Beginning at a point on the centerline of Easement No. 1, said point located South 3° 9' 30" West approximately 50 feet from an iron pin, said iron pin being located at the intersection of Lots 15, 16, and 17-D, as recorded in Plat Book 33, Page 175, Forsyth County Registry of Deeds; running thence in a southeasterly direction approximately 85 feet to a point at an iron pin, said pin being located along the easterly boundary of Lot 15 and on the centerline of a 20-foot sanitary sewer easement.

TO HAVE AND TO HOLD the above-released premises unto the said Grantee, to Grantee and Grantee's only proper use and behoof forever; so that neither the Grantor nor any person, in Grantor's name and behalf, shall or will hereafter claim or demand any right or title to the premises, or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

RE 1898 P 2227

IN WITNESS WHEREOF the Grantor has 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.

_____(seal) _____(seal)
_____(seal) _____(seal)
_____(seal) _____(seal)
_____(seal) _____(seal)
_____(seal) _____(seal)
_____(seal) _____(seal)

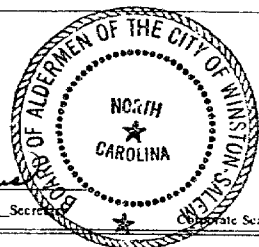
City of Winston-Salem

Corporate Name

By: Martina J. Wood
Mayor

ATTEST:

Marie M. Matthews
City Secretary

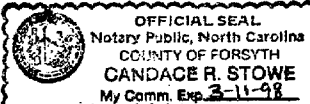


STATE OF NORTH CAROLINA - Forsyth County

I, Candace R. Stowe, a Notary Public of Forsyth County, NC, do hereby certify that Marie M. Matthews personally came before me this day and acknowledged that she is City secretary of City of Winston-Salem

North Carolina corporation, and that by authority duly given as the act of the corporation, the foregoing instrument was signed in its name by its Mayor President, sealed with its corporate seal and attested by Marie M. Matthews as its City Secretary.

Witness my hand and notarial seal this the 2nd day of April, 1996.



SEAL/STAMP

My commission expires 3-11, 1998. Candace R. Stowe Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of _____

Candace R. Stowe, NP is/are certified to be correct.
This the 29 day of April, 1996.

L.E. Spears, Register of Deeds for Forsyth County by: JOHN HOLLEMAN, REGISTER OF DEEDS

Deputy/Assistant