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FORSYTH CO, NC 199 FEE: \$ 16.00  
PRESENTED & RECORDED: 12/06/1998 5:03PM  
DICKIE L. WOOD REGISTER OF DEEDS BY: 609120  
STATE OF NC REAL ESTATE EXTX: \$ 570.00

*K. S. Hayes*  
*Dec 12*

Excise Tax # 570

Recording Time, Book and Page

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

Mail after recording to *Grantee*

This instrument was prepared by Glenn S. Hayes, Attorney at Law

Brief description for the Index

\_\_\_\_\_

# NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by and between

GRANTOR

GRANTEE

L & S LEASING, INC., a North Carolina Corporation

A.R.L., INC., a North Carolina Corporation  
Post Office Box 931  
Salisbury, North Carolina 28145

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:

For description, see Exhibit "A" annexed hereto, and by this reference made a part hereof.

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The property hereinabove described was acquired by Grantor by instrument recorded in \_\_\_\_\_

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:

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)

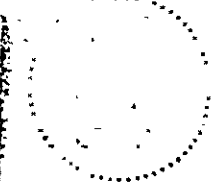
By: [Signature]  
President

ATTEST:  
[Signature]  
Secretary (Corporate Seal)

USE BLACK INK ONLY

\_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL)

SEAL-STAMP

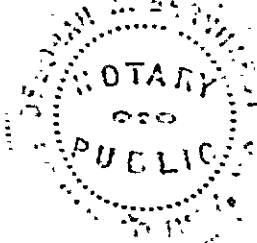


NORTH CAROLINA, \_\_\_\_\_ County.

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

SEAL-STAMP



NORTH CAROLINA, Rowan County.

I, a Notary Public of the County and State aforesaid, certify that R. E. Huxen  
personally came before me this day and acknowledged that he is \_\_\_\_\_ Secretary of  
L & S Leasing, Inc. 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 Turn as its \_\_\_\_\_ Secretary.  
Witness my hand and official stamp or seal, this 2nd day of December, 1996.

My commission expires: 11-28-98 Richard A. Buntan Notary Public

The foregoing Certificate(s) of Richard A. Buntan, NP

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.

DICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By [Signature] Deputy ~~Assistant~~ Register of Deeds

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EXHIBIT "A"

Tract 1: BEGINNING at an iron pin in the southern right-of-way line of Clemmons Road (State Road 1120), said iron being located at the northeasternmost corner of the Amsco, Inc. Property (now or formerly) as recorded in Book 1713, page 2903, Forsyth County Registry and running thence from said point and place of BEGINNING with the southern right-of-way line of Clemmons Road, South 81 deg. 28 min. 17 sec. East 1264.27 feet to a point in the western right-of-way line of a 60-foot access easement; thence leaving the southern right-of-way line of Clemmons Road and running with the western right-of-way line of said 60-foot access easement, South 8 deg. 34 min. 10 sec. West 98.72 feet to a point; thence on a curve to the right having a radius of 380.00 feet and a length of 519.38 feet, a chord, course and distance of South 47 deg. 42 min. 44 sec. West 479.88 feet to a point; thence on a curve to the left having a radius of 560.00 feet and a length of 102.58 feet, a chord, course and distance of South 81 deg. 37 min. 12 sec. West 102.44 feet to a point; thence leaving the western right-of-way line of said 60-foot access easement, North 58 deg. 51 min. 56 sec. West 359.45 feet to a point; thence North 44 deg. 32 min. 31 sec. West 110.81 feet to a point; thence North 71 deg. 08 min. 52 sec. West 53.80 feet to a point; thence North 88 deg. 05 min. 09 sec. West 354.00 feet to a point; thence North 01 deg. 54 min. 51 sec. East 330.00 feet to the point and place of BEGINNING, as shown on a survey by DS Atlantic entitled "Acquis Subdivision" dated July 1, 1996.

Tract 2: BEGINNING at an existing iron pin in the eastern boundary line of that property conveyed to Acquis, Inc., Trustee by L & S Leasing, Inc. recorded in Book 1918, page 1252, Forsyth County Registry, said iron being located in the southwestern corner of the property of Ralph M. and Nancy D. Hoover as recorded in Book 1772, Page 1619, Forsyth County Registry, and running thence from said point and place of beginning, South 65 deg. 47 min. 29 sec. East 606.00 feet to an iron pin; thence South 24 deg. 48 min. 26 sec. West 21.02 feet to a rebar; thence South 52 deg. 36 min. 45 sec. West 289.90 feet to an iron pin; thence South 66 deg. 38 min. 32 sec. west 182.49 feet to an iron; thence North 15 deg. 58 min. 19 sec. West 536.68 feet to the point and place of BEGINNING, as shown on a survey by DS Atlantic entitled "Acquis Subdivision" dated July 1, 1996.

**TOGETHER WITH** and subject to the rights of others in and to a 60-foot access easement which may be dedicated by the Grantor as a public street upon the construction of a street to conform with the City of Winston-Salem and the North Carolina Department of Transportation requirements for public streets, and being more particularly described as follows:

BEGINNING at a point in the southern right-of-way line of Clemmons Road (State Road 1120), said point being located South 81 deg. 28 min. 17 sec. East 1264.27 feet from the northeast corner of that property conveyed to Amsco, Inc. in Deed Book 1713, Page 2903, Forsyth County Registry, said point also being located North 81 deg. 28 min. 17 sec. West 60.00 feet from the northwestern corner of the Ralph M. and Nancy D. Hoover property (Tax Block 3889, Lot 35U), running thence from said point and place of beginning,

South 08 deg. 34 min. 10 sec. West 98.72 feet to a point; thence on a curve to the right having a radius of 380.00 feet and a length of 519.38 feet, a chord, course and distance of South 47 deg. 42 min. 44 sec. West 479.88 feet to a point; thence on a curve to the left having a radius of 560.00 feet and a length of 102.58 feet, a chord, course and distance of South 81 deg. 37 min. 12 sec. West 102.44 feet to a point; thence on a curve to the left having a radius of 560.00 feet and a length of 568.00 feet, a chord, course and distance of South 47 deg. 18 min. 55 sec. West 543.96 feet to a point; thence on a curve to the right having a radius of 40.00 feet and a length of 44.30 feet, a chord, course and distance of South 49 deg. 58 min. 58 sec. West 42.07 feet to a point; thence on a curve to the left having a radius of 62.00 feet and a length of 114.91 feet, a chord, course and distance of South 28 deg. 36 min. 38 sec. West 99.16 feet to a point; thence continuing on said curve to the left having a radius of 62.00 feet and a length of 91.46 feet, a chord, course and distance of South 66 deg. 44 min. 52 sec. East 83.39 feet to a point; thence continuing on a curve to the left having a radius of 62.00 feet and a length of 63.31 feet, a chord, course and distance of North 41 deg. 44 min. 14 sec. East 60.59 feet to a point; thence on a curve to the right having a radius of 500.00 feet and a length 684.15 feet, a chord, course and distance of North 47 deg. 40 min. 08 sec. East 632.02 feet to a point; thence on a curve to the left having a radius of 440.00 feet and a length of 262.85 feet, a chord, course and distance of North 69 deg. 45 min. 15 sec. East 258.96 feet to a point; thence on a curve to the left having a radius of 440.00 feet and a length of 338.54 feet, a chord, course and distance of North 30 deg. 35 min. 55 sec. East 330.25 feet to a point; thence North 08 deg. 34 min. 10 sec. West 98.72 feet to a point in the southern right-of-way line of Clemmons ville Road; thence with the southern right-of-way line of Clemmons ville Road, North 81 deg. 28 min. 17 sec. West 60.00 feet to the point and place of beginning, containing 2.118 acres, more or less, as shown on a survey by DS Atlantic entitled "Acquis Subdivision" dated July 1, 1996.

**TOGETHER WITH** and subject to the rights of others in and to the non-exclusive use of a 25-foot access easement, the western boundary line of which easement is described as follows:

**BEGINNING** at an existing iron pin in the eastern boundary line of that property conveyed to Acquis, Inc., Trustee by L & S Leasing, Inc. recorded in Book 1918, Page 1252, Forsyth County Registry, said iron being located in the southwestern corner of the property of Ralph M. and Nancy D. Hoover as recorded in Book 1772, Page 1619, Forsyth County Registry, and running thence from said point and place of beginning of the western boundary line of this 25-foot access easement, North 32 deg. 56 min. 13 sec. West 463.05 feet to a point; thence North 19 deg. 00 min. 35 sec. West 133.02 feet to a point in the cul-de-sac of the existing 60-foot access easement described above.

**TOGETHER WITH** and subject to the rights of others in and to the non-exclusive use of a 15-foot access easement, more particularly described as follows:

**BEGINNING** at a point located at the southwestern corner of the Ralph M. and Nancy D. Hoover property described above, and running thence from said point and place

of BEGINNING, North 32 deg. 56 min. 13 sec. West 15.00 feet to a point; thence on a curve to the left having a radius of 15.00 feet, a length of 42.68 feet, and a tangent of 100.58 feet, a chord, course and distance of South 24 deg. 27 min. 16 sec. East 29.67 feet to a point in the eastern line of the property being conveyed herein, thence North 15 deg. 58 min. 19 sec. West 15.00 feet to the point and place of BEGINNING.