

BK1935 P0818

Drafted By: Philip E. Searcy
Return To: Searcy's box (Wells, Jenkins)

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

FORSYTH CO, NC 140 FEE: \$ 10.00
PRESENTED & RECORDED: 02/14/1997 4:04PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
STATE OF NC REAL ESTATE EXT: \$ 8.00

GENERAL WARRANTY DEED

THIS DEED made this 2/13/97 day of February, 1997, by and between Abiding Faith Evangelical Lutheran Church of the Unaltered Augsburg Confession, Inc. (hereinafter referred to as "Grantor") to M & B Partners, a North Carolina General Partnership (hereinafter referred to as "Grantee"). [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.]

W I T N E S S E T H

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

Lying and being in Southfork Township of Forsyth County, N.C. and beginning at an iron found in the East right of way of Jonestown Road (SR 1122), said iron found being located at the Southwest corner of Tax Lot 6 of Block 3899 and being located at the Northwest corner of Tax Lot 25A of Block 3899, said iron found being the POINT OF BEGINNING; running thence with the common line between Tax Lot 6 of Block 3899 and Tax Lot 25A of Block 3899 South 88° 57' 04" East 5.12 feet to a iron placed; continuing thence with the common line between Tax Lot 6 and 25A of Block 3899 South 88° 57' 04" East 656.01 feet to an iron found at the common corner of Tax Lots 6, 7D and 25A of Block 3899; thence with a new line into Tax Lot 25A South 03° 00' 42" West 9.01 feet to an iron placed; thence with a new line North 88° 57' 04" West 664.05 feet to an iron placed on the East right of way line of Jonestown Road; thence with the East right of way line of Jonestown Road North 20° 45' 48" East 9.56 feet to an iron found at the point and place of BEGINNING.

The above described parcel contains 5,963 square feet (0.1369 acre) and is known as a portion of Tax Lot 25A of Block 3899. this description is based upon a survey prepared by Kale Engineering entitled Boundary Survey for Miller Enterprises, dated 1/31/97 and revised 2/7/97 with Job Number 97004.

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 1680 Page 2034, Forsyth County Registry.

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 covenant 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 the 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 is subject to the following exceptions:

Easements, Restrictions and Rights-of-Way of record, if any. Further subject to 1997 ad valorem property taxes prorated to date

BK1935 P 818 - P 819

of closing.

The above described 9 feet wide strip is restricted for use as a Buffer Easement per the terms of the Zoning Ordinance in effect for the City of Winston-Salem and County of Forsyth and for no other purpose.

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.



Abiding Faith Evangelical Lutheran
Church of the Unaltered Augsburg
Confession, Inc.

BY: Betty S. Wolfe
President

Attest: Grace C. Ehrhardt
Treasurer

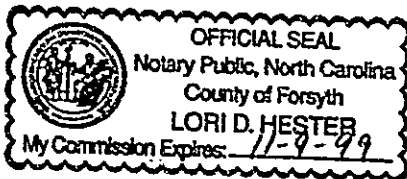
State of North Carolina, County of Forsyth.

I, Lori D. Hester, a Notary Public of the County and State aforesaid, certify that Betty S. Wolfe personally came before me this day and acknowledged that he/she is President of Abiding Faith Evangelical Lutheran Church of the Unaltered Augsburg Confession, Inc., a corporation, and that by authority duly given and as the act of the corporation the foregoing instrument was signed in its name by its Grace C. Ehrhardt, sealed with its corporate seal, and attested by him/herself as its Treasurer.

Witness my hand and official stamp or seal, this 13th day of February, 1997.

My Commission Expires: 11-9-99

Lori D. Hester
Notary Public



The foregoing Certificate(s) of Lori D. Hester, N.P.

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 DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY.

By: [Signature] Deputy/Assistant-Register of Deeds