

BK1832 P3268

PRESENTED FOR  
REGISTRATION,  
AND RECORDED

'94 AUG -8 P1:08

L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CO. N.C.

FORSYTH COUNTY

93-88-94

78

\$705.00

Real Estate  
Excise Tax



STATE OF  
NORTH  
CAROLINA

Excise Tax

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....

Verified by ..... County on the ..... day of ..... 12, 1994

by ..... Deborah R. Rich

Mail after recording to Allman Spry Box

This instrument was prepared by Leslie E. Browder

Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4th day of August, 1994, by and between

GRANTOR

GRANTEE

SHATTALON DEVELOPMENT COMPANY,  
a North Carolina corporation

YOUNG ACRES VENTURE, LLC

3600 Country Club Road  
Suite 200  
Winston-Salem, NC 27104

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.

The Grantor does hereby reserve unto itself, its successors and assigns, as an appurtenance to the remaining lands owned by the Grantor adjoining the premises herein conveyed an easement for purposes of ingress, egress and regress and the installation and maintenance of water, sewer, power, gas lines and other utility lines through the real estate herein conveyed, the location of which and the width thereof is as shown upon that plat entitled "Preliminary Subdivision Approval Map - Young Acres Farm" and designated thereon as Equestrian Drive, which map is hereby incorporated herein by reference for a more specific description and identity of location of the easement hereby reserved.

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:

Subject to easements, rights of way and restrictive covenants of record, if any, and 1994 ad valorem taxes which have been prorated to the date of delivery of this deed of conveyance and the reservation of easement provided for herein.

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.

SHATTALON DEVELOPMENT COMPANY  
(Corporate Name)

President  
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, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that ..... Secretary of SHATTALON DEVELOPMENT COMPANY 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 8 day of August, 19 94

My commission expires: 12/3/95 Patti C Huffman Notary Public



The foregoing Certificate(s) of Patti C. Huffman, N.P. Forsyth Co

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. L. E. Speas, Register of Deeds

REGISTER OF DEEDS FOR FORSYTH COUNTY  
By Geraldyn Edwards Deputy/Assistant - Register of Deeds

BK1832 P3270

EXHIBIT A

BEGINNING at an iron located in the Western line of the within described tract, said iron being located the following three (3) courses and distances from an iron located at the Northeast corner of the property now or formerly owned by G. McLeon Bryan as said property is described in Deed Book 497, Page 146, Forsyth County Registry, namely: South  $09^{\circ} 57' 17''$  West 210.00 feet to an iron, South  $73^{\circ} 02' 43''$  East 265.00 feet to an iron, and South  $20^{\circ} 57' 17''$  West 445.00 feet, and running thence from said beginning point North  $20^{\circ} 57' 17''$  East 9.23 feet to a point at the Southwest corner of Douglas M. Young as described in Deed Book 1153, Page 1623, Forsyth County Registry; running thence with the South line of Young the following two (2) courses and distances, namely: South  $80^{\circ} 14' 06''$  East 1330.77 feet to a point, and North  $85^{\circ} 48' 54''$  East 98.41 feet to a point in the center line of a creek; running thence with the center line of said creek the following four (4) courses and distances (with said courses and distances being provided for closure only as the property line follows the center line of the creek), namely: South  $01^{\circ} 01' 04''$  West 188.63 feet to a point, South  $30^{\circ} 58' 51''$  West 252.89 feet to a point, South  $13^{\circ} 02' 56''$  West 177.09 feet to a point, and South  $24^{\circ} 46' 04''$  West 343.65 feet to a point; running thence away from said creek North  $75^{\circ} 01' 07''$  West 914.85 feet to an iron; running thence North  $41^{\circ} 34' 53''$  West 390.75 feet to an iron; running thence North  $04^{\circ} 46' 02''$  East 573.08 feet to an iron, the point and place of BEGINNING, and containing 25.55 acres, more or less, according to a survey by Mitcham & Associates, P.A., dated August 3, 1994, and revised August 8, 1994.