

DRAFTED BY: Daniel W. Donathan
1022 West First Street
Winston-Salem, NC 27101

RECORDING TIME
PRESENTED FOR REGISTRATION AND RECORDED
PK1901 P0684



PRESENTED FOR REGISTRATION AND RECORDED

'96 MAY 16 10:02 AM

'96 JAN 26 P3:51

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

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

PK1885

For EXCISE TAX See 1882 - 3656

PROBATE AND FILING FEES PAID

Tax Block: 3216 Lot/Part of 104 Parcel Identifier No.:
Property Address:
Mail after recording to: 1022 West First Street, Winston-Salem, NC 27101
Mail future tax bills to:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of January, 19 96, by and between

GRANTOR	GRANTEE
Daniel W. Donathan and wife Shelby J. Donathan	CKB Ventures, L.L.C.

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 \$ 10.00 and OVC, Ten Dollars & Other Valuable Considerations 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 in Forsyth County, North Carolina Middlefork Township, more particularly described as follows:

Beginning at an iron stake in the northwest corner of lot no. 13 as shown on the plat of Silver Chalice, Section 2 as recorded in the Forsyth County Register of Deeds Office in Plat Book 35, Page 142, Forsyth County, North Carolina; thence with the western line of lot no. 13, S. 01² 29' 40" W., 150.31' to an iron stake in the northern right-of-way of Crusade Drive; thence crossing Crusade Drive S. 02² 05' 11" E., 50.00' to an iron stake in the southern right-of-way of Crusade Drive and also being the northwest corner of lot no. 36 of the aforementioned map; thence running with the lot lines of lot 36 and lot 60 S. 00² 57' 41" W., 153.22' to an iron stake; thence N. 87² 58' 10" E., 25.00' to the northwest corner of lot no. 60; thence S. 03² 45' 16" E., 141.04' to an iron stake in the northern right-of-way of Signet Drive; thence crossing Signet Drive S. 57² 45' 37" E., 89.08' to an iron stake in the southern right-of-way of Signet Drive and being the northwest corner of lot no. 121 on the aforementioned map thence along the western lone of lot no. 121 S. 06² 12' 56" E., 86.09' to an iron stake thence along new line the following 8 courses and distances:
S. 83² 47' 04" W., 147.01' ; S. 33² 18' 33" W., 79.78' ;
S. 77² 30' 00" W., 151.98' ; S. 64² 00' 20" W., 154.67' ;
S. 19² 53' 00" E., 240.16' ; N. 89² 50' 56" W., 400.00' ;
N. 73² 15' 00" W., 228.00' ; S. 71² 58' 35" W., 157.90' ; to a point in Frazier Creek thence running with Frazier Creek the 3 following courses and distances: N. 04² 38' 00" W., 400.00' ; N. 07² 01' 00" W., 204.00' ; and N. 12² 35' 19" E., 139.54' to a point in Frazier Creek and being the southwest corner of Tax Map Lot 3, Block 3216; thence with the southern line of lot no. 3 the 4 following courses and distances: N. 78² 46' 41" E., 404.80' ; N. 66² 13' 07" E., 398.95' ; N. 78² 19' 21" E., 229.74' ; S. 86² 12' 44" E., 89.87' to the place of beginning and containing 20.04 acres more or less.

The above described property being generally known as a potion of Tax Lot no. 104, as shown in Forsyth County Tax Map Block 3216, Forsyth County, North Carolina and being more specifically described as a potion of the property described in Deed Book 1652, Page 1508.

The purpose of this deed is to correct a typographical error from CKB Ventures, L.L.C. to CKB Ventures, L.L.P. as recorded in Deed Book 1882, Page 3056.

The purpose of this deed is to correct a typographical error from CKB Ventures, L.L.P. to C.K.B. Ventures, L.L.C. as recorded in Deed Book 1885, Page 3467. (Rerecord)

Daniel W. Donathan
DWD

REGISTERED FOR DEEDS

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto in fee simple, unto 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

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.

Daniel W. Donathan (seal) _____ (seal)
Shelby Jean Donathan (seal) _____ (seal)
_____ (seal) _____ (seal)
_____ (seal) _____ (seal)
_____ (seal) _____ (seal)

Corporate Name

ATTEST:

By: _____ President _____ Secretary

Corporate Seal

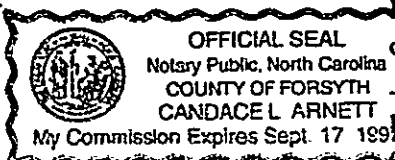
STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally came before me this day and acknowledged that he is _____ secretary of _____ a 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 _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary. 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, Candace L. Arnett, a Notary Public of Forsyth County, NC, do hereby certify that Daniel W. Donathan and wife Shelby Jean Donathan personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 26th day of January, 19 96.

SEAL/STAMP

My commission expires Sept. 17th, 1997. Candace L. Arnett 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 L. Arnett, N.P. Forsyth Co, NC is/are certified to be correct.

This the 26 day of Jan., 1996. JOHN HOLLEMAN, REGISTER OF DEEDS

E.E. Spas, Register of Deeds for Forsyth County by: _____ Deputy/Assistant