

FORSYTH CO, NC 299 FEE: \$ 14.00
PRESENTED & RECORDED: 01/31/1997 4:51PM
DICKIE C. WOOD REGISTER OF DEEDS BY: NOELLA
STATE OF NC REAL ESTATE EXT: \$ 824.00

MAIL AFTER RECORDING TO: *Kasper* DAVIS & BREWER BOX
THIS INSTRUMENT WAS PREPARED BY: GILBERT T. DAVIS, JR.

NORTH CAROLINA

FORSYTH COUNTY

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED WAS MADE AND DATED 27th day of January, 1997, by and between Rodman E. Mills, Trustee of the Rodman E. Mills Revocable Trust by Agreement dated April 8, 1993; Gilbert T. Davis, Jr. and wife, Brenda B. Davis; and Rodney S. Harpe and wife, Frances A. Harpe, GRANTOR; and AMAR, INC., 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.

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 Village of Clemmons, Clemmons Township, Forsyth County, North Carolina and more particularly described as follows:


THE BEGINNING POINT for this description is an existing iron pin on the north right-of-way ramp of Interstate 40 and the easternmost edge of the remaining property belonging to Winnie D. Potts (DB 437, pg 57, Forsyth County Registry; known as the Quality Oil [Shell] lot). From said Beginning Point going thence South 85° 09' 55" West 42.75 feet along the north property line of Potts (DB 437, pg 57) to a new iron pin; thence on a new course North 07° 15' 43" West 281.92 feet to a new iron pin on the south edge of the right-of-way of Amp Drive, and a new corner for Davis et. al; thence North 82° 44' 17" East along the southern edge of the right-of-way of Amp Drive (State Road 3512) 239.08 feet to an existing iron pin; thence South 23° 10' 40" East 171.70 feet along a new line to an existing iron pin on the north edge of the right-of-way of Interstate 40 (DB 1809, pg 626, Project No. 8.1610402); thence with the northern edge of the right-of-way line of Interstate 40 the following calls and distances: South 46° 10' 26" West 37.15 feet to a point; thence South 55° 48' 50" West a chord distance of 103.90 feet to an existing iron pin; thence South 60° 11' 25" West a chord distance of 124.05 feet to an existing iron pin; thence South 56° 32' 45" West 6.66 feet to the point of Beginning. Containing 1.477 acres, more or less, per the survey by Julia E. Cherry, RLS, Cherry Land Surveyors, PO Box 1742, Clemmons, NC 27012, on November 29, 1996, and amended January 22, 1997 for Amar, Inc. The same being portions of Tax Lots 83U, 115, 29E and 29M.

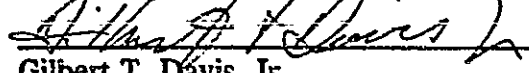
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

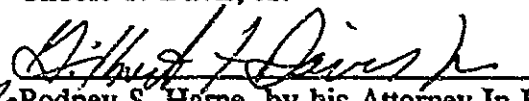
SEE EXHIBIT "A" FOR RESTRICTIONS ON PROPERTY IN ADDITION TO THE PROPERTY CONVEYED.

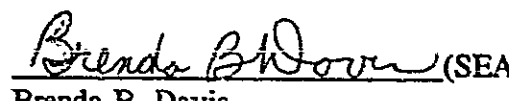
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: None, except easements and restrictions of record.

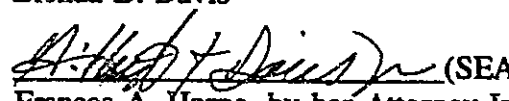
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)
Rodman E. Mills, Trustee of the Rodman E. Mills Revocable Trust by Agreement dated April 8, 1993

 (SEAL)
Gilbert T. Davis, Jr.

 (SEAL)
Rodney S. Harpe, by his Attorney-In-Fact,
Gilbert T. Davis, Jr.

 (SEAL)
Brenda B. Davis

 (SEAL)
Frances A. Harpe, by her Attorney-In-Fact,
Gilbert T. Davis, Jr.

3551

BK1933 P3591 - P3594

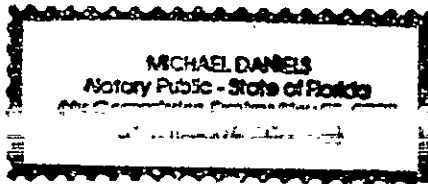
FLORIDA
HERNANDO COUNTY

I, a Notary Public of HERNANDO County and State aforesaid, certify that Rodman E. Mills, Trustee of the Rodman E. Mills Revocable Trust by Agreement dated April 8, 1993, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29th day of January, 1997.

My commission expires:

NOV 21, 2000

Michael Daniels
Notary Public



NORTH CAROLINA
FORSYTH COUNTY

I, a Notary Public of Davie County and State aforesaid, certify that Gilbert T. Davis, Jr. and wife, Brenda B. Davis, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30th day of January, 1997.

My commission expires:

7-17-2001

Debra Secord
Notary Public

Official Seal
DEBRA SECORD
Notary Public
Davie County, North Carolina
My Commission Expires 7-17-2001

The foregoing Certificates of _____
is 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.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: _____ Deputy/Assistant-Register of Deeds

1-10-97

EXHIBIT A
TO THE DEED FROM GILBERT T. DAVIS, JR., ET AL. TO AMAR, INC.

Pursuant to the terms of the purchase agreement, the grantors restrict the following tract from use as a motel/hotel accommodation (not including restaurant use) and a height restriction for a one-story building in excess of twenty-eight (28) feet, for a period of five (5) years from the date of this recording:

THE BEGINNING POINT for this description is located on the southern right-of-way line of Amp Drive (SR 3512) at an existing iron pin creating a common corner for Quincy's Realty, Inc.'s northeast corner as described in DB 1682, page 4225, and the northwest corner of that property identified as Tax Lot 108, Block 4233, Forsyth County Tax Maps. From said Beginning Point going thence along the southern right-of-way line of Amp Drive right-of-way North 82° 44' 17" East 75 feet to a new iron pin, a 1/2 inch new iron pin. Thence on a new line South 07° 15' 43" East 281.92 feet to a point in the line of Winnie D. Potts (DB 437, pg 57) (the Quality Oil tract). Thence with the Winnie D. Potts line (Quality Oil lease) the following courses distances: South 85° 09' 55" West 69.77 feet to an existing iron pin; thence South 87° 42' 57" West 120.17 feet to an existing iron pin and a corner for the property described in DB 1789, pg 317, Forsyth County Registry; thence North 05° 29' 23" West 274.13 feet to the Point and Place of Beginning and containing 1.195 acres, more or less as platted by Cherry Land Surveyors for Mills, Davis & Harpe on December 30, 1996, shown thereon as Job No. 96620-B-T.

EXHIBIT A
TO THE DEED FROM GILBERT T. DAVIS, JR., ET AL. TO AMAR, INC.

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CERTIFICATE OF ACKNOWLEDGMENT—BY ATTORNEY-IN-FACT

NORTH CAROLINA, FORSYTH COUNTY (Name of State and County where acknowledgment or proof is taken)
I, FRANCES C. TKACH, a Notary Public of DAVIE County, North Carolina, do
(Name of County and State where Notary qualified)
hereby certify that GILBERT T. DAVIS, JR., attorney in fact for
(Here give name of attorney in fact) FRANCES A. HARPE
(Here give names of parties or Company who executed instrument through attorney in fact), personally appeared before me this day, and
being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of
FRANCES A. HARPE
(Here give names of parties or Company who executed the instrument through attorney in fact), and that his

recorded in the office of Register of Deeds of Forsyth County, North Carolina, on Book 1933 Page 605,
and that this instrument was executed under and by virtue of the authority given by said instrument granting him power
of attorney; that the said GILBERT T. DAVIS, JR. acknowledged the due execution of
(Here give name of attorney in fact)
the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said
FRANCES A. HARPE
(Here give names of parties or Company who executed the instrument through attorney in fact)

I do further certify that I am not a party to the attached instrument.

WITNESS my hand and official seal this day of JANUARY, 19 97

Seal or stamp must appear here, and be readable.

OFFICIAL SEAL
Notary Public, North Carolina
County of Davie
Frances C. Tkach
My Commission Expires 8-30-97

Frances C. Tkach
Notary Public

My commission expires 08/30/97

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of
(here give name and official title of the officer signing the certificate, passed upon)

is (are) certified to be correct. This the day of , 19 .

Probate fee \$1.00 paid.

By Deputy-Assistant

CERTIFICATE OF ACKNOWLEDGMENT—BY ATTORNEY-IN-FACT

NORTH CAROLINA, FORSYTH COUNTY (Name of State and County where acknowledgment or proof is taken)
I, FRANCES C. TKACH, a Notary Public of DAVIE County, North Carolina, do
(Name of County and State where Notary qualified)
hereby certify that GILBERT T. DAVIS, JR., attorney in fact for RODNEY S. HARPE
(Here give name of attorney in fact) (Here give names of parties or Company who executed instrument through attorney in fact), personally appeared before me this day, and
being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of
RODNEY S. HARPE, and that his
(Here give names of parties or Company who executed the instrument through attorney in fact)
authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and
recorded in the office of Register of Deeds of Forsyth County, North Carolina, on Book 606 Page 1933
and that this instrument was executed under and by virtue of the authority given by said instrument granting him power
of attorney; that the said GILBERT T. DAVIS, JR. acknowledged the due execution of
(Here give name of attorney in fact)
the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said
RODNEY S. HARPE
(Here give names of parties or Company who executed the instrument through attorney in fact)

OFFICIAL SEAL
Notary Public, North Carolina
County of Davie
Frances C. Tkach
My Commission Expires 8-30-97

I do further certify that I am not a party to the attached instrument.

WITNESS my hand and official seal this 30th day of JANUARY, 19 97

Seal or stamp must appear here, and be readable.

Frances C. Tkach
Notary Public

My commission expires 08/30/97

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Frances C. Tkach, Notary
(here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the 31st day of January, 19 97.

Probate fee \$1.00 paid.

By [Signature] Deputy-~~Assistant~~

P3584

CERTIFICATE OF ACKNOWLEDGMENT—BY ATTORNEY-IN-FACT

NORTH CAROLINA, FORSYTH COUNTY (Name of State and County where acknowledgment or proof is taken)

I, FRANCES C. TKACH, a Notary Public of DAVIE County, North Carolina, do (Name of County and State where Notary qualified)

hereby certify that GILBERT T. DAVIS, JR., attorney in fact for FRANCES A. HARPE (Here give name of parties or Company who executed instrument through attorney in fact)

(Here give names of parties or Company who executed the instrument through attorney in fact), personally appeared before me this day, and

being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of FRANCES A. HARPE

(Here give names of parties or Company who executed the instrument through attorney in fact), and that his

authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of Register of Deeds of Forsyth County, North Carolina, on Book 1933 Page 604

and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said GILBERT T. DAVIS, JR. (Here give name of attorney in fact) acknowledged the due execution of

the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said

FRANCES A. HARPE

(Here give names of parties or Company who executed the instrument through attorney in fact)

I do further certify that I am not a party to the attached instrument.

WITNESS my hand and official seal this JANUARY day of 19 97

Seal or stamp must appear here, and be readable.

OFFICIAL SEAL
Notary Public, North Carolina
County of Davie
Frances C. Tkach
My Commission Expires 8-30-97

Frances C. Tkach
Notary Public
My commission expires 08/30/97

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of _____ (here give name and official title of the officer signing the certificate, passed upon)

is (are) certified to be correct. This the _____ day of _____ 19 _____

Probate fee \$1.00 paid.

By _____ Deputy-Assistant

3001

CERTIFICATE OF ACKNOWLEDGMENT—BY ATTORNEY-IN-FACT

NORTH CAROLINA, FORSYTH COUNTY (Name of State and County where acknowledgment or proof is taken)
 I, FRANCES C. TKACH, a Notary Public of DAVIE County, North Carolina, do
(Name of County and State where Notary qualified)
 hereby certify that GILBERT T. DAVIS, JR., attorney in fact for RODNEY S. HARPE
(Here give name of attorney in fact) (Here give names of parties or

Company who executed instrument through attorney in fact), personally appeared before me this day, and
 being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of
RODNEY S. HARPE
(Here give names of parties or Company who executed the instrument through attorney in fact), and that his
 authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and
 recorded in the office of Register of Deeds of Forsyth County, North Carolina, on Book 606 Page 1933
 and that this instrument was executed under and by virtue of the authority given by said instrument granting him power
 of attorney; that the said GILBERT T. DAVIS, JR. acknowledged the due execution of
(Here give name of attorney in fact)
 the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said
RODNEY S. HARPE

(Here give names of parties or Company who executed the instrument in attorney in fact)
 I do further certify that I am not a party to the attached instrument.
 WITNESS my hand and official seal this 30th day of JANUARY, 19 97
Frances C. Tkach
 Notary Public
 OFFICIAL SEAL Seal or stamp must appear here, and be readable.
 My Commission Expires 8-30-97 My commission expires 08/30/97

STATE OF NORTH CAROLINA—Forsyth County
 The foregoing (or annexed) certificate of Frances C. Tkach, Notary
Michael Davis, SP (here give name and official title of the officer signing the certificate passed upon)
 is (are) certified to be correct. This the 31st day of January, 19 97.

Probate fee \$1.00 paid.

By [Signature] Deputy Assistant

P3584