FORSYTH CO.NC PRESENTED & RECORDED: 01/31/1997 DICKIE C. WOOD REGISTER OF DEEDS BY: NOELLA STATE OF NC REAL ESTATE EXTX:\$

MAIL AFTER RECORDING TO: DAVIS & BREWER BOX

THIS INSTRUMENT WAS PREPARED BY: GILBERT T. DAVIS, JR.

NORTH CAROLINA

FORSYTH COUNTY

CAROLLIA GENERAL WARRANTY DEED

Land and the same of the landary, 1257, 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.

fent tent o 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, Clemmonsville 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 rightof-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.

Rodman E. Mills, Trustee of the Rodman E. Mills Revocable Trust by Agreement dated April 8, 1993 Gilbert T. Dávis, Jr.

Rodney S. Harpe, by his Attorney-In-Fact,

Gilbert T. Davis, Jr.

Frances A. Harpe, by her Attorney-In-Fact,

Gilbert T. Davis, Jr.

HERNANDO COUNTY				
I, a Notary Public of HERI	YAN County and	State aforesaid, o	ertify that Rodm	an E. Mills, Trustee
of the Rodman E. Mills Revocab	le Trust by Agreem	ent dated April 8	, 1993, Grantor,	personally appeared
before me this day and acknowled	ged the execution of	the foregoing inst	rument. Witness	my hand and official
stamp or seal, this 29# day of J		-		
		$\sim$ 0 $\sim$	A.	
-My commission-expires:	Miche	م ملحم الدي		
NOV 21,2000	Notary Public			•
77.00	Trouty Tuble	****	****	
	•	MICHAEL D.	ANES	
NODTH CAPOLINA		Notory Public - Str	de of Policio	
FORSITA COURT		m sa sa Brumanista.		
4 C1(Q) 111 COO144 1	Ĵ	*******		
I, a Notary Public of Dav	ie County and State	a aforacaid aartifi	that Cilbart T	Davis In and wife
Brenda B. Davis, Grantor, perso				
foregoing instrument. Witness m				
Toregoing mistament. Witness in	ly Haiki aiki Official	stamp of sear, un	s <u>30:</u> — day of 3:	anuary, 1997.
My commission expires:	BALL	Sund	Office	al Const
7-17-2001	Matara Dablia	Mary	Officia CEBRA S	SECORD
1-47 2001	Notary Public		Notary	Public
		1	Davie County, My Commission Expi	Res 7-17- 2001
File Consider Co. (Co.)	•		·	•
The foregoing Certificates of				
is certified to be correct. This in		certificate are duly	registered at the	date and time and in
the Book and Page shown on the	first page hereof.			
	REGISTER OF DEF	EDS FOR FORSY	TH COUNTY	
By:	Deputy/Assi	stant-Register of I	Deeds	
	<del></del>	-		
1:Rmar				

FLORIDA

# 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 Mans. From said Beginning Point going theorem close the southern all the right-of-way, locality.' At 24" East 115.69 feet to a 1/4 inch existing iron pin; thence continuing with the 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.

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#### CERTIFICATE OF ACKNOWLEDGMENT—BY ATTORNEY IN PAGE

FRANCES A. HA  Company who ex being by me duly sworn, say	ACH  ILBERT T. DAV  give name of atter  RPE		Public of County	DAVIE		digmost or proof to taken)
FRANCES A. HA  Company who ex being by me duly sworn, say	ILBERT T. DAV	IS, JR.	(Name of Count)	sand State wh	Count	y, North Carolina, do
FRANCES A. HA Company who es being by me duly sworn, as	RPE	ney in fact)			ers Notary qualifie	d)
Company who ex being by me duly sworn, say				., accorney :		e give names of pertise or
being by me duly sworn, say		wheth attended to face		., personally	y appeared bef	ore me this day, and
				natrument (	or and in beh	alf of
<u> </u>	FRANCES A. HA		,			and that his
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recorded in the office of R	egister of Deeds	of Forsyth Con	inty, North Care	olina, on Bo	xok	Page 60\$
and that this instrument w	as executed und	ler and by virtue	e of the authorit	y given by	1933 said instrumen	t granting him power
of attorney; that the said_		GILBERT '	T. DAVIS, JR.		acknowledged	the due execution of
the foregoing and annexed		the purposes th	erem expressed	ior and in	benail of the	\$&id
FRANCES A. HA	·		<del></del>	··		
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		certify that I ar	=			
•		y hand and offic	ial seal this			
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Notary Public, North	n Carolina				00/00/00	Notary Public
County of Da Frances C. Tk My Commission Expire	vie ach		My commissio	n expires_	08/30/97	<del></del>
My Commission Expire	38 8-30-97					• •
STATE OF NORTH CA	ROLINA—For	syth County				•
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		(her	s give name and offici	al title of the o	officer signing the c	ertificate passed upon)
is (are) certified to be co	rrect. This the_	day c	of	<del></del>	19	
/,						

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#### CERTIFICATE OF ACKNOWLEDGHENT—BY ATTORNEY-IN-FACT

NORTH CAROLINA, FORSYTH	COUNTY	"WE (Name of State and Cou	aty where echnowled	gment or proof is taken)
FRANCES C. TKACH		Public of DAVIE	County	, North Carolina, do
•	·	(Massa of Carrier and State of	han Majara ayalidad	is .
nercoy certify there-	T. DAVIS, JR.	, attorney	in fact for ROL	ONEY S. HARPE
(Mero give m	ame of atterney in fact)		(Hare	give names of parties or
Company who assessed	netrument through atterney in fac	, personall	y appeared before	ore me this day, and
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heing by me duly sworn, says that		emii annexed matanment	TOL WRITE IN OGRA	III OI
(Here give names of porties or Company v		th attorney to fact		sad that his
authority to execute and acknow			المفسدمين ساسات	nalenamiadoná and
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recorded in the office of Register	of Deeds of Forsyth Cou	nty, North Carolina, on 8	00k (1932	_ Page,
and that this instrument was exe	cuted under and by virtue	of the authority given by	said instrument	granting him power
of attorney; that the said G	ILBERT T. DAVIS, JR.		acknowledged	the due execution of
	(Here give name	ef attorney in fact)	, , , , , , , , , , , , , , , , , , ,	
the foregoing and annexed instru	ament for the purposes the	erein expressed for and in	behalf of the s	aid
RODNEY S. HARPE				
(Here give a	names of parties or Company who	executed the instrument to she	ittorney in fact)	
_	lo further certify that I an	- ·	• • • • • • • • • • • • • • • • • • • •	
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Notary Public, North Carolina County of Davie	,,			Notary Public
Frances C. Tksch .	2 0-2	My commission expires.	08/30/97	
My Commission Expires 8-3	0-7/			
CTATE OF MORE CAROLI	INTA Francisk Committee			• •
STATE OF NORTH CAROLI	•	6 . 6 7	(1 11	
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Probate fee \$1.00 paid.		Ву	<u> </u>	Deputy-Assistant

P3584

## CERTIFICATE OF ACKNOWLEDGMENT—BY ATTORNEY-IN-FACT

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111.00 300 000 000 0000

NORTH	CAROLINA.	FORSYTH	COUNTY	"Mill (Name of	State and Con	att when acknowled	gmost or proof to taken)
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-, -		ATT DEDM OF DA	•		ty and Jiste w	here Notary qualified	, North Carolina, de
bereby a	certify that	GILBERT T. DA		<del> </del>	, attorney	in fact for	
	FRANCES A		namel, he safef)				EITS Seman of parties or
	Сопрану ч	the executed instrument	through attorney in fac	u	, personali	y appeared belo	re me this day, and
being by	y me duly swor	n, says that he exec	uted the foregoing	and annexed	instrument	for and in beha	If of
		FRANCES A. H	ARPE				and that his
		or Company who szecute					•
							acknowledged, and
		of Register of Deed				1027	Page 605
and the	t this instrume	nt was executed up	der and by virtue	of the authori	ity given by	said instrument	granting him power
	ney; that the s		GILBERT T	DAVIS. JR			he due execution of
the form				of attorney in fact)	)		
the lore	sRomB and ann	exed instrument for	r the purposes the	rem expressed	for and in	behalf of the sa	aid
-	FRANCES A.						
		(Here give names of p-			-		4 . *
		ુ I do further	certify that I am	not a party t	o the attach	ed_instrument.	r'
	-	WITNESS :	ny hand and offici	ıl sesi this	day_of_	JANUARY	19 <u>5 97</u>
			imp must appear be readable.		Ina	uces of c	Thack
	OFFICU Notary Public,	U. SEAL Mere, and North Careling	e icamine.				Notary Public
	france	of Davie C. Tkach		My commission	on expires_	08/30/97	
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STAT	E OF NORTH	I CAROLINA-For	rsyth County				•
		(or annexed) certif	•				
			(here	give name and effic	ial title of the o	fficer signing the cert	ificatepassed upon:
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is (ar	e) certified to t	e correct. This the.	day of			19	
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### CERTIFICATE OF AGENOWLEDGMENT—BY ATTORNEY-IN-FAGT

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		, persone	lly appeared before me this day, and
	ited matrument through attorney in fact		
	that he executed the foregoing	and annexed instrument	for and in behalf of
RODNEY S.	HARPE		and that his
			at duly executed, acknowledged, and
			Book 933 Page (00%)
and that this instrument was	executed under and by virtue	of the authority given b	y said instrument granting him power
of attorney; that the said	GILBERT T. DAVIS, JR.		scknowledged the due execution of
	(Mere give name o	of atterney in fact)	
RODNEY S. HARP	istrument for the purposes the	rein expressed for and i	n behalf of the said
(Here )	tive names of parties or Company who es	recuted the instrument to ah	silotney in fact)
	I do further certify that I am	not a party to the attach	hed_instrument
<u></u>	WITNESS my hand and officia		
OFFICIAL SEAL Notery Public, North Cent County of Devie	Seal or stamp must appear here, and be readable.	tr.	Notary Public
Frances C. Tkath My Commission Expres	30-97	My commission expires	08/30/97
STATE OF NORTH CAR	OLINA-Forsyth County		
	nexed) certificate of	Gran 1. TI	land of
Mukal	Doub St chare	ive name and official title of the	office signing the certificate passed upon
is (are) certified to be corre	ect. This the 3/44 day of	Some	19 27.
Probate fee \$1.00 paid.		Ву	Deputy-demistant

P3584