## BK1944 P0664

FORSYTH CO.HC 166 FEE:\$ 12.00 PRESENTED & RECORDED: 04/28/1997 3:58PH DICKIE C. WOOD REGISTER OF DEEDS BY:GORDON STATE OF NC REAL ESTATE EXTX:\$ 200.00

- fared Dodo

| Excise Tax Stamps \$ 200.00   | Recording Time, Book and Page  |
|---|--|
| Tax Lot No.   | Parcel Identifier No.  |
| by  | the day of   |
|   |  |
| This instrument was prepared by Raymond D. Thomas  Brief description for the Index                  | The state of the s |
| NORTH CAROLINA GEN  | ERAL WARRANTY DEED   |
| THIS DEED made this 25th day of April   | , 19 97 , by and between   |
| GRANTOR   | GRANTEE  |
| JOHN H. ALLEN<br>and wife,<br>SARAH F. ALLEN  | WELLINGTON VILLAGE, L.L.C.   |
|   | Property Address: Regents Park Road<br>Kernersville, NC  |
|   | Mailing Address: 822 Old Winston Road<br>Kernersville, NC 27284  |
| Enter in appropriate block for each party: name, address, and, if app                               | propriate, character of entity, e.g. corporation or partnership.   |
|   | include said parties their heirs   |
| WITNESSETH, that the Grantor for a valuable consider-   | ation paid by the Grantee, the receipt of which is hereby in, sell and convey unto the Grantee in fee simple, all that   |
| certain lot or parcel of land situated in the City of Ke<br>Forsyth County, North Carolina and more | rnersville Kernersville Township,  |
| See attached Exhibit A which is incor   | norated boroin by weference  |

## BK1944 P0665

| The property hereinabove described was acquired by Grantor by instrument recorded in |   |
|--|---|
| A map showing the abo  | ve described property is recorded in Plat Book  |
| TO HAVE AND TO He the Grantee in fee simp  | OLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to   |
| detend the title against   | ants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convert that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Ereinabove described is subject to the following exceptions: |
| Subject to ea<br>and 1997 ad v   | asements, restrictions and/or rights of way of record, if any, valorem taxes.   |
|  |   |
| IN WITNESS WHEREOI corporate name by its duly above written.                         | F, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first   |
| ((   | JOHN H. ALLEN (SEAL)  |
| 3y:  | President SARAH F. ALLEN (SEAL)   |
|  | President SARAH F. ALLEN (SEAL)   |
| ATTEST:  | Ö<br>V<br>J   |
| SEAL-STATE   | Secretary (Corporate Seal)  NORTH CAROLINA, FOrsyth  North Carolina, Forsyth  I, 2 Notary Public of the County and State aforesaid, certify that  |
|  | John H. Allen and wife, Sarah F. Allen  Grantor,  |
|  | personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my   |
| FG.  | Q 8. 11   |
|  | My commission expires: 0-51 Owan Smett Notary Public  |
| SEAL-STAMP   | NORTH CARCIANA,   |
| OFFICIA<br>OFFICIA   | SELL Notaty Public of the County and State aforesaid, certify that  |
| COUNTY OF SUSAN  | North Carolina Company came before me this day and acknowledged that he is Secretary of   |
| My Commission Expires_   | siven and as the act of the corporation, the foregoing instrument was signed in its name by its   |
|  | Exercise the seated with its corporate seal and attested by as its as   |
|  | Witness my hand and official stamp or seal, thisday of, 19, 19  |
|  | My commission expires: Notary Public  |
| he foregoing Certificate(s) of   | Sisse Bowell we   |
| ************   |   |
| /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   |
| · Acert  | Deputy/Assistant - Register of Deeds  |
| ~ ~  |   |

N. C. Bar Assoc. Form No. 3 © 1976, Revised © 1977 — Jones Williams & Co., Inc., Box 127, Yackinsins, N. C. 27055 Printed by Agreement with the N. C. Bar Assoc. — 1931 RE\EXCEP\WELLINGTH.VIL

## Exhibit A

RE: Wellington Village, L.L.C.

Property Description:

BEGINNING at the northeast corner of Lot 52 at the southeast terminus of Bromley Drive of Wellington Way, Section Four, all of which is set forth on a plat recorded in Plat Book 29, page 194, Forsyth County Registry; thence crossing Bromley Drive and falling in with the east boundaries of Lots 53, 54, and 55 of Wellington Way, Section Four, North 17° 15' 54" West 517.12 feet to an established iron pipe, corner with the property of Jimmy R. Browder, now or formerly, as described in Deed Book 1639, Page 634, Forsyth County Registry; thence with the south line the property of Jimmy R. Browder, now or formerly, Carol Browder, now or formerly, and Park Place Partners, now or formerly, North 81° 24' 24" East 738.76 feet to an established iron pipe, corner with Howard L. Tomlin, now or formerly, as described in Deed Book 1675, Page 2459; thence with the said Tomlin line South 10° 05' 58" East 287.77 feet to an established iron pipe, a northeast corner of that property described in Deed Book 1895, Page 3025, Forsyth County Registry and owned by John H. Allen and wife, Sarah F. Allen; thence with the line of said Allen property a part of which is described in Deed Book 1895, Page 3025 and a part of which was a part of that described in Deed Book 1888, Page 1049, all of Forsyth County Registry nine courses and distances as follows: (1) South 62° 10' 14" West 105.28 feet to a point; (2) thence South 54° 14' 08" West 49.18 feet to a point; (3) thence South 85° 28' 13" West 171.34 feet to a point; (4) thence South 77° 16' 38" West 202.80 feet to a point; (5) thence South 17° 15' 54" East 25.08 feet to a point; (6) thence North 77° 16' 38" East 194.79 feet to a point; (7) thence South 00° 48' 52" West 195.03 feet to a point; (8) thence South 54° 45' 51" East 65.95 feet to a point; (9) thence South 24° 55' 44" East 170.98 feet to the centerline of Kerner Mill Creek; thence with the center line of Kerner Mill Creek five courses and distance as follows: (1) South 61° 24' 24" West 85.88 feet to a point; (2) thence South 64° 33' 19" West 68.29 feet to a point; (3) thence South 38° 01' 57" West 71.26 feet to a point; (4) thence North 68° 18' 13" West 111.73 feet to a point; (5) thence South 87° 34' 58" West 85.16 feet to a point at the southeast corner of Lot 52 of Wellington Way, Section Four as aforesaid; thence with the east line of said Lot 52 passing over an established iron pipe at 22.0 feet North 17° 15' 54" West 259.18 feet to the point and place of BEGINNING containing 9.041 acres, more or less, according to a survey made by Larry L. Callahan, R.L.S. on March 15, 1996 and further being designated as all of Tax Lot 823, Tax Lot 824, and a portion of Tax Lot 822, Block 5345, Kernersville Township, on the Forsyth County Tax Maps and further being all of that property described in Deed Book 1888, Page 1049 and a portion of that described in Deed Book 1895, Page 3025, all of Forsyth County Registry.