

NO TITLE SEARCH PERFORMED NOR
REQUESTED OF DRAFTING ATTORNEY

FORSYTH CO. NC 264 FEE: \$ 10.00
PRESENTED & RECORDED: 02/25/1998 3:11PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
STATE OF NC REAL ESTATE EXTX: \$ 46.00
BK1987 P3118 - P3119

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of , 19 ..
by
Future tax bills to grantee: 854 W 5th Street, W.S. 27101
Mail after recording to ~~Grantor at~~ Ed Green Box 38

This instrument was prepared by George S. Thomas, Attorney at Law

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of February, 19 98, by and between

GRANTOR

GRANTEE

THE TRILORIC GROUP, LLC

E. V. FERRELL, JR.

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 _____ Township,

Forsyth County, North Carolina and more particularly described as follows:

PROPERTY ADDRESS: 4140 WHITFIELD STREET, WINSTON-SALEM, NORTH CAROLINA

BEGINNING at a stake the Southwest intersection of Whitfield Street and White Street; running thence West with the South side of White Street 150 feet to a stake; thence South 60 feet to a stake; thence East with the North line of Lot #56, 150 feet to a stake in the West line of Whitfield Street; thence North with the West line of Whitfield Street 60 feet to the point of Beginning.

BEING KNOWN AND DESIGNATED as Lot #55 on the Plat of Whitfield Property, Section One, as recorded in Plat Book 3, Page 52, in the Office of the Register of Deeds of Forsyth County, north Carolina. For further reference see Deed Book 962, Page 202, Forsyth County Registry.

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:

easements and restrictions of record, if any, and the proration of the 1998 ad valorem property taxes

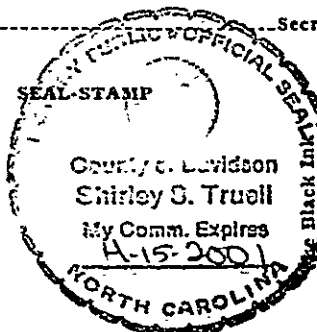
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

THE TRILORIC GROUP, LLC

By: _____

ATTEST: _____

Secretary (Corporate Seal)



NORTH CAROLINA, DAVIDSON County.

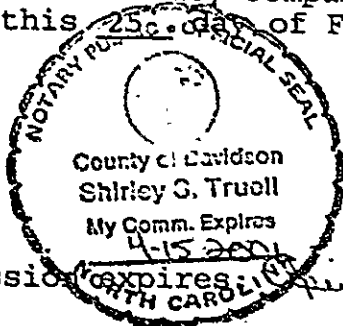
I, a Notary Public of the County and State aforesaid, certify that Foss T. Smithdeal, III, F.P. Kelly, Jr., and L.B. Baldwin, Jr. Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25th day of February, 1998.

My commission expires April 15, 2001 Shirley S. Truell Notary Public

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Shirley S. Truell, a Notary Public of Davidson County, do hereby certify that F.P. Kelly, Jr., F.T. Smithdeal, III and L.B. Baldwin, Jr. personally appeared before me this day and acknowledged that they are managing partners of The Triloric Group, LLC, a limited liability company, and further acknowledged the due execution of this Warranty Deed on behalf of the limited liability company. Witness my hand and official stamp or seal, this 25th day of February, 1998.



My Commission Expires April 15, 2001

Shirley S. Truell
Notary Public

STATE OF NC - FORSYTH CO

The foregoing certificate of Shirley S. Truell, N.P.

BK 1987 P 3119