

DRAFTED BY: Thomas T. Crumpler, Esq.

FORSYTH CO, NC 196 FEE: \$ 12.00
PRESENTED & RECORDED: 08/04/1998 3:37PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIAM
STATE OF NC REAL ESTATE EXTX: \$ 1811.00
BK2017 P3789 - P3791

Excise Tax \$

PROBATE AND FILING FEE \$ PAID

Tax Block #3468 Lot #010N Parcel Identifier No.:
Property Address:
Mail after recording to: Allman-Spry Box #8
Mail future tax bills to: Grantee at 3600 Country Club Road, Winston-Salem, NC 27103

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 4 day of August, 1998, by and between

GRANTOR

GRANTEE

**SHATTALON DEVELOPMENT COMPANY,
INCORPORATED**

YOUNG ACRES VENTURE, 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, 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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

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, rights of way and restrictions of record, if any, and 1998 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has set his hand and seal the day and year first above written.

SHATTALON DEVELOPMENT COMPANY,
INCORPORATED

By: [Signature]
President

Attest: [Signature]
Secretary



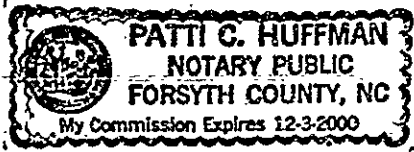
BK2017PG3789

SEAL-STAMP

NORTH CAROLINA, FORSYTH COUNTY.



I, a Notary Public of the County and State aforesaid, certify that _____
FRANKIS V. DUNN personally came before me this day and
acknowledged that ~~he~~/she is _____ Secretary of Shattalon Development
Company, Incorporated, and by authority duly given and as the act of said
corporation, the foregoing instrument was signed in its name by its _____
President, sealed with its corporate seal, and attested to by ~~him~~/her as its
Secretary. Witness my hand and official stamp or seal, this 4th day of
August, 1998.



My commission expires: 12/3/2000 Patti C. Huffman
NOTARY PUBLIC

The foregoing Certificate(s) of Patti C. Huffman
_____ is/are certified to be correct.

DICKIE C. WOOD, REGISTER OF DEEDS FOR FORSYTH COUNTY

By [Signature] Deputy Assistant-Register of Deeds.

BK2017PG3790

Exhibit A

BEGINNING at an iron located at the terminus of Greenbrier Farm Road, said iron also being the southwestern corner of Lot 105 as shown on the map of Greenbrier Farm, Phase II, Section 1, as recorded in Plat Book 40 at Page 96, Forsyth County Registry, said point having NC Grid Coordinates (NAD 83) of N = 873,317.17' and E = 1,608,851.17'; running thence from the point and place of BEGINNING, South 76° 51' 25" East 564.94 feet to the center of Mill Creek, said point being in the western boundary line of property conveyed to C. W. Myers Trading Post in Deed Book 1449, Page 760, Forsyth County registry; thence along the center line of Mill Creek as it meanders in a southerly direction, the following thirteen (13) courses and distances: (1) South 76° 51' 25" East 564.91 feet; (2) South 09° 27' 30" West 94.29 feet; (3) South 37° 36' 20" East 93.32 feet; (4) South 09° 10' 40" West 191.72 feet; (5) South 11° 18' 05" West 134.93 feet; (6) South 24° 51' 45" West 129.97 feet; (7) South 56° 05' 10" West 246.05 feet; (8) South 16° 41' 50" West 86.48 feet; (9) South 57° 25' 15" West 165.57 feet; (10) South 41° 50' 15" West 169.13 feet; (11) South 83° 14' 45" West 99.85 feet; (12) South 50° 48' 35" West 117.59 feet; and (13) South 76° 19' 30" West 138.72 feet to a point; thence leaving said creek and running North 16° 38' 30" West a total distance of 2,248.53 feet to a 1.25" existing iron pipe; thence North 89° 27' 30" West 828.85 feet to 3/4" existing iron pipe located in the eastern right-of-way line of Rosebriar Lane; thence along the eastern right-of-way line of Rosebriar Lane, North 04° 24' 25" West 60.17 feet to an existing iron pipe located in the southwestern corner of property conveyed to Charles Snyder in Deed Book 930, at Page 13, Forsyth County Registry; thence along Snyder's southern line, South 89° 39' 25" East 478.68 feet to a 1" existing iron pipe; thence along Snyder's eastern line, and along the eastern lines of Charles & Jane Snyder (Deed Book 1697, Page 69) and Karey Wilmoth (Deed Book 927, Page 224), North 00° 59' 50" West 671.18 feet to an existing iron pipe located in the southeastern corner of property conveyed to Robert Sorrells in Deed Book 736, Page 417, Forsyth County Registry; thence with Sorrells' eastern line, and along the eastern line of property conveyed to Mari Beth Bogus in Deed Book 1723, Page 238, Forsyth County Registry, North 01° 48' 30" East 438.37 feet to an existing iron pipe located in the southern right-of-way line of Old Pfafftown Road, a point where the 60-foot right-of-way of Old Pfafftown Road becomes a 40-foot right-of-way; thence North 06° 06' 10" East 14.19 feet to a 5/8" existing iron rebar; thence along the southern right-of-way line of Old Pfafftown Road on a curve to the left having a radius of 250.00 feet and an arc distance of 83.44 feet, a chord, course and distance of South 68° 32' 05" East 83.05 feet to an iron rebar set; thence leaving the right-of-way of Old Pfafftown Road, and running South 61° 14' 50" East 174.60 feet to a 3/4" existing iron pipe; thence South 02° 36' 50" East 814.47 feet to a 3/4" existing iron pipe; thence North 78° 28' 40" East 250.51 feet to a 3/4" existing iron pipe; thence North 02° 55' 20" West 237.12 feet to a 1" bent existing iron pipe; thence South 83° 14' 00" East 128.06 feet to an existing iron pipe; thence North 08° 42' 50" East 29.03 feet to an iron rebar set in the southwestern corner of Lot 114 as shown on the map of Greenbrier Farm, Phase II, Section 2, as recorded in Plat Book 40 at Page 97, Forsyth County Registry; thence with the southern line of said Lot 114, and with the southern line of Lot 31 as shown on the map of Greenbrier Farm, Phase 1, Section 2 as recorded in Plat Book 38 at Page 144, South 74° 42' 10" East 217.99 feet to an iron rebar set; thence with the western line of that property known as Greenbrier Farm, Phase II, Section 1, recorded in Plat Book 40 at Page 96, Forsyth County Registry, the following ten (10) courses and distances: (1) South 13° 05' 55" West 444.14 feet to a 5/8" existing iron rebar; (2) South 02° 57' 40" West 573.10 feet to a 5/8" existing iron rebar; (3) South 43° 23' 35" East 171.81 feet to a point; (4) South 73° 41' 50" East 24.92 feet to a point; (5) South 51° 30' 45" East 113.64 feet to a point; (6) South 53° 22' 55" East 122.11 feet to a point; (7) South 83° 13' 40" East 104.48 feet to a point; (8) South 70° 49' 50" East 96.94 feet to a point; (9) South 29° 41' 00" East 32.20 feet to a point; and (10) South 76° 51' 25" East 70.85 feet to a point located at the terminus of Greenbrier Farm Road, the point and place of BEGINNING, and containing 44.80 acres, more or less, and designated as Tract B on a survey prepared by Allied Land Surveying Co., P.A., dated March 27, 1998, and last revised July 30, 1998, entitled "Boundary for Greenbrier Farm."

BK2017PG3791