

FORSYTH CO, NC 167 FEE: \$ 10.00  
PRESENTED & RECORDED: 02/05/1999 3:03PM  
DICKIE, C. WOOD REGISTER OF DEEDS BY: HOOBVA  
STATE OF NC REAL ESTATE EXTX: \$ 11.00  
BK2050 P 650 - P 651

DRAFTED BY: EDWARD R. GREEN - NELSON, BOYLES, NIBLOCK & GREEN

RETURN TO: GRANTEE:

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH CORPORATION DEED

THIS CORPORATION DEED, made this 28th day of January, 1999, by OAKWOOD MOBILE HOMES, INC., a Corporation of the State of North Carolina, party of the first part, to RON J. MATHENY and wife, WANDA E. MATHENY parties of the second part, WITNESSETH: that said party of the first part in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION (\$10.00 OVC) to it paid by parties of the second part, receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey to said parties of the second part and their heirs and assigns, a certain tract or parcel of land in FORSYTH County, North Carolina, bounded as follows:

BEGINNING AT AN IRON in the middle of Manning Wood Lane, which iron lies in the North line of the John H. Smith, Jr. tract (Deed Book 796, Page 127, Forsyth County Registry); thence with common dividing line of the first tract and the second tract (Deed Book 1040, Page 669, Forsyth County Registry) North 62° 58' East 80 feet to an iron; thence continuing with the said common line North 54° 23' East 60 feet to an iron; thence North 81° 29' 58" West 617.52 feet to an iron in the East line of I. E. Winfrey tract (Deed Book 416, Page 49); thence with Winfrey's East line, South 05° 32' West 100 feet to an iron, the common corner of P. G. McGee (Deed Book 991, Page 217) with the said Winfrey and the aforementioned John H. Smith, Jr.; thence with said Smith's North Line, South 82° 49' 04" East 504.29 feet to an iron, the point and place of BEGINNING, and containing 1.212 acres, more or less, according to a survey by Joseph E. Franklin, dated April 9, 1987, and being the Southern portion of the first tract as described in Deed Book 1040, Page 669.

SUBJECT TO a 15 foot wide easement across the Eastern border of this property for Manning Wood Lane.

EXCEPTED FROM THE above described tract is the 25 feet lying West of the center line of Manning Wood Drive which Lillie M. Dalton dedicated for an easement to the NC Department of Transportation as a portion of the right-of-way of Manning Wood Drive.

PROPERTY ADDRESS: 550 MANNING WOOD LANE WINSTON-SALEM, NC

TO HAVE AN TO HOLD the aforesaid tract, parcel or lot of land, all privileges and appurtenances thereto belonging to the said parties of the second part and their heirs and assigns, to them only use and behoof forever;

AND THE SAID party of the first part covenants to and with the said parties of the second part and their heirs and assigns, that it is seized of said premises in fee, and has right to convey the same in fee simple; that the same are free from all encumbrance, and that it will warrant and defend the said title to the same against the claims of all persons whatsoever.

IN TESTIMONY WHEREOF the said party of the first part has caused these presents to be signed by its \_\_\_\_\_ President, attested by its \_\_\_\_\_ Secretary, and has caused its Common Seal to be affixed hereto.

OAKWOOD MOBILE HOMES, INC.



BY: Michael D. Rutledge

ATTEST: Asst. Secretary SECRETARY

STATE OF NORTH CAROLINA - GUILFORD COUNTY

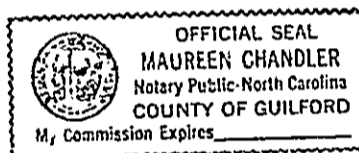
This 28 day of January, 1999, personally came before me, Maureen Chandler a Notary Public, Michael D. Rutledge (Secretary), who, being by me duly sworn, says that he knows the Common Seal of OAKWOOD MOBILE HOMES, INC., and is acquainted with Macy A. Foster who is the Sr. Vice President of said Corporation, and that he, the said Michael D. Rutledge is the Asst. Secretary of the said Corporation, and saw the said Sr. Vice President sign the foregoing instrument, and saw the Common Seal of said Corporation affixed to said instrument by said Sr. Vice President, and that he, the said Asst. Secretary signed his name in attestation of the execution of said instrument in the presence of said Sr. Vice President of said Corporation.

WITNESS MY HAND and notarial seal this the 28 day of January, 1999.

(NOTARIAL SEAL OR STAMP)

Maureen Chandler  
NOTARY PUBLIC

My Commission Expires: May 30, 2001



STATE OF NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate of Maureen Chandler is certified to be correct. This the 5 day of February, 1999.

FORSYTH COUNTY REGISTER OF DEEDS

BY: Dickie C. Wood  
~~DEPUTY/ASSISTANT~~

DICKIE C. WOOD, REGISTER OF DEEDS