

FORSYTH CO, NC 152 FEE: \$ 12.00
PRESENTED & RECORDED: 03/10/1999 2:05PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXT: \$ 203.00
EK2055 P3287 - P3289

Tommy Jones

Excise Tax \$203.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19

Mail after recording to ~~Pick Up - Luggie Duggins (JRB)~~

This instrument was prepared by John R. Barlow, II, P.O. Box 2888, Greensboro, NC 27402

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of March, 1999, by and between

GRANTOR

GRANTEE

WAYNICK ENTERPRISES, LLC

C & M INVESTMENTS OF HIGH
POINT, INC., a North Carolina
Corporation
P. O. Box 486
High Point, NC 27261

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

See Exhibit A Attached Hereto for Legal Description

EK2055PG3287

The property hereinabove described was acquired by Grantor by instrument recorded in . . . Book 1993 Page 3398

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:

Any and all easements, restrictions, and rights-of-way of record, if any, and Ad Valorem taxes for the current year.

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.

Waynick Enterprises, LLC
By: Lisa W. Kim, Member Manager (SEAL)
By: Patsy Waynick, Member Manager (SEAL)
Secretary (Corporate Seal) (SEAL)

SEAL-STAMP

NORTH CAROLINA, Guilford County.

JOHN R. BARLOW, II
NOTARY PUBLIC
GUILFORD COUNTY, NC

I, a Notary Public of the County and State aforesaid, certify that Lisa W. Kim and Patsy Waynick, members of Waynick Enterprises, LLC, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 10th day of March, 2003. My commission expires: 2/09/2003.

SEAL-STAMP

NORTH CAROLINA, Guilford County.

I, a Notary Public of the County and State aforesaid, certify that . . . personally came before me this day and acknowledged that . . . he is . . . Secretary of . . . a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its . . . President, sealed with its corporate seal and attested by . . . as its . . . Secretary. Witness my hand and official stamp or seal, this . . . day of . . . 19 . . . My commission expires: . . . Notary Public

The foregoing Certificate(s) of John R. Barlow II

is/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 first page hereof.

DICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By [Signature] Deputy Assistant - Register of Deeds

EK2055PG3288

RECORDERS MEMO
Record of Poor Quality Due
to Condition of Original

EXHIBIT A

Being a certain tract or parcel of land in Dalews Creek Township, Forsyth County, North Carolina, bounded as follows:

TRACT 1:

Beginning at a pin in the center of a roadway herein granted for easement purposes, said pin being located in the following manner: Beginning at a point in the centerline of an existing roadway, said point being marked "Point B" of the boundary of the Duke Power Company Property as shown on map recorded in Deed Book 1013, Page 108, Forsyth County Registry; and running thence South 11° West 462.0 feet to a point; thence South 13° 08' West 344.15 feet to a point; thence South 09° 40' West 400.0 feet to a pin, the beginning; and running thence from said beginning point South 06° 22' West 210.0 feet along the centerline of said roadway; thence continuing South 00° 42' East 200 feet to a pin; thence South 88° 29' West 419.9 feet to an iron stake; thence North 01° 31' West 410.0 feet to an iron stake; thence North 88° 45' East 451.55 feet to the place of beginning and being a 4.05 acre tract of the Green-Hill-Win Farm Property, as shown on unrecorded survey by Joseph Parks Bennett, Jr., dated August 9, 1977.

TRACT 2: Easement No. 1

Being a 60-foot right of way with centerline located at an iron stake, the southeast corner of the 4.05 acre tract hereinabove described, said centerline extending thence: North 00° 42' West 200 feet; North 06° 22' East 210.0 feet; North 09° 40' East 400 feet; North 13° 08' East 344.15 feet to the centerline of an existing roadway, Easement No. 2 herein - Said ending point being situated South 11° West 462 feet from point B located on the boundary of the Duke Power Company Property, as shown on map recorded in Deed Book 1013, Page 108, Forsyth County Public Registry. Said roadway extending 30 feet on each side of the centerline above described.

TRACT 3: Easement No. 2

BEGINNING at an iron pin located on the East side of the existing road in the line of Charles D. Montgomery and runs thence South 38° 47' West crossing said road 60 feet to an iron pin located on the West side of the road; thence North 51° 13' West 199.97 feet to an iron pin; thence on a curve to the left, North 77° 48' West 402.0 feet (chord measurement) to an iron pin; thence South 57° 19' West 73.43 feet to an iron pin on the East side of the existing paved road; thence North 79° 02' West crossing the paved road 60.0 feet to an iron pin on the West side of the paved road; thence North 11° 00' East 462 feet to an iron pin; thence North 24° 19' East 186.07 feet to an iron pin; thence North 30° 09' East 28.99 feet to an iron pin in the line of G. L. Neal; thence with the line of G. L. Neal, North 52° 52' East 599.38 feet to a nail in pavement; thence North 15° 23' East 71.05 feet to a tack in a wood stake in the approximate center of the Southern Railroad track; thence North 28° 06' East 47.8 feet to an iron in the South right of way line of Old N. C. Highway #65; thence with the said South right of way line, South 62° 14' East crossing the paved road 60 feet to an iron pin; thence South 28° 06' West 47.8 feet to an iron in the approximate center of the Southern Railroad track; thence South 14° 22' West 18.53 feet to an iron pin; thence South 52° 52' West 607.71 feet to a point; thence South 30° 09' West 13.86 feet to an iron pin; thence South 25° 16' West 164.85 feet to an iron pin; thence South 11° 00' West 349.82 feet to an iron pin; thence South 55° 23' East 29.92 feet to an iron pin; thence on a curve to the right, the following courses and distances: North 81° 31' East 104.85 feet to an iron pin; South 85° 19' East 132.34 feet to an iron pin; South 74° 18' East 60.03 feet to an iron pin and South 61° 13' East 174.44 feet to an iron pin in the line of Charles D. Montgomery; thence South 51° 13' East 199.97 feet to an iron pin, the point of Beginning, and being a 60 foot wide strip of land across property owned by the Grantor herein, as shown on an unrecorded plat of the property prepared by James R. Burrow, Registered Land Surveyor, L-904, dated July 8, 1975.

Being that easement described in Deed Book 1165, Page 1420, Forsyth County Registry.

BK2055PG3239