

DRAFTED BY: Donald M. VonCannon, Esquire  
RETURN TO: Mallory Oldham  
Bell Davis & Pitt, P.A. Box 106

FORSYTH CO, NC 324 FEE: \$ 8.00  
PRESENTED & RECORDED: 06/01/1999 4:23PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: HOOBVA  
STATE OF NC REAL ESTATE EXT: \$ 220.00  
BK2070 P3706 - P3706

Excise Tax \$

PROBATE AND FILING FEE \$

PAID 

Tax Block \_\_\_\_\_, Lot \_\_\_\_\_ Parcel Identifier No.: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
Mail after recording to: \_\_\_\_\_  
Mail future tax bills to: \_\_\_\_\_

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 1st day of June, 1999, by and between:

GRANTOR

GRANTEE

**YOUNG ACRES VENTURE, L.L.C.**  
a North Carolina limited liability company

**AR CUSTOM HOMES, LLC**

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

Being known and designated as Lot No. 173 as shown on the plat of GREENBRIER FARM, PHASE III, SECTION 2, as recorded in Plat Book 41, Page 138, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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

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

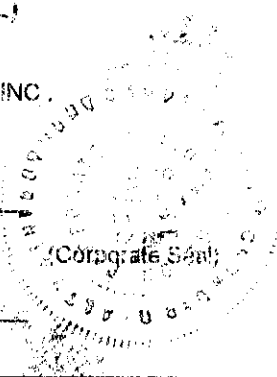
**YOUNG ACRES VENTURE, L.L.C.**  
a North Carolina limited liability company

(SEAL)

By: **CROWDER REALTY & INVESTMENT COMPANY, INC.**  
a North Carolina corporation, Member

By:   
President

Attest:   
Secretary



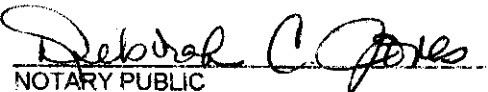
SEAL-STAMP

NORTH CAROLINA, Forsyth County.




I, Deborah C. Jones, a Notary Public of the county and state aforesaid, do certify that James M. McChesney, III personally came before me this day and acknowledged that he is Secretary of CROWDER REALTY & INVESTMENT COMPANY, INC., a North Carolina corporation, a member of YOUNG ACRES VENTURE, L.L.C., a North Carolina limited liability company, and by authority duly given and as an act of said corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested to by James M. McChesney, III, as its Secretary, for and on behalf of said corporation in its capacity as a member of Young Acres Venture, L.L.C. This the 19 day of May, 1999.

My commission expires: 04/06/03

  
NOTARY PUBLIC

The foregoing Certificate(s) of Deborah C. Jones, NP is/are certified to be correct. This the 1 day of June, 1999.

DICKIE C. WOOD, REGISTER OF DEEDS FOR FORSYTH COUNTY

By:  Deputy / Assistant