

DRAFTED BY: PHILIP E. SEARCY, ATTORNEY AT LAW

RECORDING TIME FORSYTH CO, NC 98 FEE: \$ 10.00 PRESENTED & RECORDED: 11/03/1999 12:32PM DICKIE C. WOOD REGISTER OF DEEDS BY: HOODVA STATE OF NC REAL ESTATE EXT: \$ 6600.00 BK2092 P1997 - P1998

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: Lot: Parcel Identifier No.: Property Address: Mail after recording to: DePaul Community Facilities, Inc., Mail future tax bills to: Same

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd day of November, 19 99, by and between

GRANTOR

GRANTEE

M&B PARTNERS, A NORTH CAROLINA GENERAL PARTNERSHIP

DEPAUL COMMUNITY FACILITIES, INC., A NEW YORK CORPORATION 1931 Buffalo Road Rochester, NY 14624

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, in consideration of \$10.00 & O.V.C. VALUABLE CONSIDERATIONS to IT 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 in Forsyth County, North Carolina Township, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR DESCRIPTION OF SUBJECT PROPERTY.

The above land was conveyed to Grantor by (see book number 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements and restrictions of record, if any, and 1999 ad valorem taxes.

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

BY: John M. Miller (seal) General Partner BY: Gene M. Miller (seal) General Partner BY: Norton C. Bateman (seal) General Partner

STATE OF NORTH CAROLINA - Forsyth County I, Jody H. Welch, a Notary Public of Davie County, NC, do hereby

certify that JOHN M. MILLER, GENE M. MILLER and NORTON C. BATEMAN, GENERAL PARTNERS OF M&B PARTNERS, A NORTH CAROLINA GENERAL PARTNERSHIP personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 2nd day of November, 19 99. My commission expires October 10, 2002 Jody H. Welch Notary Public

STATE OF NORTH CAROLINA - Forsyth County I, a Notary Public of Forsyth County, NC, do hereby certify that personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the day of 19. My commission expires 19 Notary Public

The foregoing Certificate(s) of Jody H. Welch, Notary Public, Davie County, NC is/are certified to be correct.

This the 3 day of November, 19 99 Dickie C. Wood, Register of Deeds for Forsyth County by: Deputy/Assistant

## EXHIBIT A

Lying and being in Southfork Township, Forsyth County, North Carolina and BEGINNING at an existing iron pipe located in the Northern line of the property of Abiding Faith Evangelical Lutheran Church, now or formerly (Bk 1680, Page 2028, Forsyth County Registry; Tax Lot 25A of Tax Block 3899, Forsyth County Tax Records); the Southwest corner of the property of R. J. Shutt, Jr., now or formerly (Bk 822, Page 237, Forsyth County Registry; Tax Lot 7D of Tax Block 3899, Forsyth County Tax Records); running thence with the Northern line of Abiding Faith, North 88 deg. 57 min. 04 sec. West, crossing an iron placed at 656.01 feet a total distance of 661.13 feet to an iron pipe found in the Eastern right of way line of Jonestown Road; running thence North 88 deg. 57 min. 04 sec. West 19.85 feet to a point within the right of way of Jonestown Road; running thence North 17 deg. 42 min. 24 sec. East 360.45 feet to a point in the right of way of Jonestown Road; thence North 89 deg. 59 min. 11 sec. East 41.15 feet to an existing iron pipe in the Eastern right of way line of Jonestown Road; thence North 89 deg. 59 min. 11 sec. East, crossing an iron placed at 3.67 feet with the property line of Dewey C. Bodenhamer (Bk 1821, Page 3189, Forsyth County Registry, Tax Lot 9 of Tax Block 3899, Forsyth County Tax Office) a total distance of 548.82 feet to an iron found; thence along Shutt's line South 03 deg. 00 min. 42 sec. West 356.48 feet to the place of beginning containing 4.8341 acres more or less as shown on a plat prepared by Ronald G. Kale, R.L.S. dated 1/31/97 and updated 2/7/97. Being portion of Tax Lot 6 of Block 3899 Forsyth County Tax Maps.

Also conveyed herewith is a second tract restricted in use as a buffer zone only and described as:

Lying and being in Southfork Township of Forsyth County, N. C. and beginning at an iron found in the East right of way of Jonestown Road (SR 1122), said iron found being located at the Southwest corner of Tax Lot 6 of Block 3899 and being located at the Northwest corner of Tax Lot 25A of Block 3899, said iron found being the POINT OF BEGINNING; running thence with the common line between Tax Lot 6 of Block 3899 and Tax Lot 25A of Block 3899 South 88 deg. 57 min. 04 sec. East 5.12 feet to an iron placed; continuing thence with the common line between Tax Lot 6 and 25A of Block 3899 South 88 deg. 57 min. 04 sec. East 656.01 feet to an iron found at the common corner of Tax Lots 6, 7D and 25A of Block 3899; thence with a new line into Tax Lot 25A South 03 deg. 00 min. 42 sec. West 9.01 feet to an iron placed; thence with a new line North 88 deg. 57 min. 04 sec. West 664.05 feet to an iron placed on the East right of way line of Jonestown Road; thence with the East right of way line of Jonestown Road North 20 deg. 45 min. 48 sec. East 9.56 feet to an iron found at the point and place of BEGINNING. Being Tax Lot 25L of Block 3899 Forsyth County Tax Maps and containing 5.963 square feet as shown on a plat prepared by Ronald G. Kale, R.L.S. dated 1/31/97 and updated 2/7/97.

Save and excepted from the foregoing property is that portion lying within the Jonestown Road right of way and specifically that portion deeded to the City of Winston-Salem, N. C. for a new right of way as described in Deed Book 1935 Page 820 and containing 1,517 square feet.