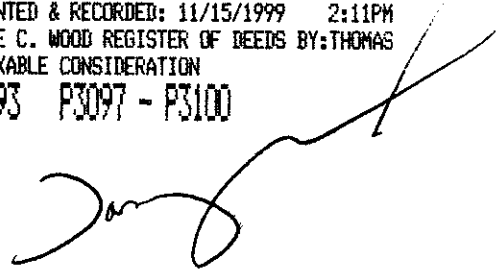


Book 2093 Page 3097
FORSYTH CO, NC 150 FEE: \$ 14.00
PRESENTED & RECORDED: 11/15/1999 2:11PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
NO TAXABLE CONSIDERATION
BK 2093 P3097 - P3100



*no taxable consideration
to Parley*

Excise Tax

Recording Time, Book and Page

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

Mail after recording to *Bailey + Thomas Bux 92*

This instrument was prepared by *Wesley Bailey, Bailey & Thomas, P.A., P.O. Box 52, Winston-Salem, NC 27102-0052*

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this *30th* day of *July*, 1999, by and between

GRANTOR

GRANTEE

ROGER L. HASTINGS, SURVIVING PARTNER OF
DILLON HASTINGS and DILLON, a North
Carolina General Partnership

THE HASTINGS BUILDING, LLC

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

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

The property hereinabove described was acquired by Grantor by instrument recorded in

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:

Save and except easements, rights of way and restrictions on subject property and ad valorem taxes hereafter becoming due and payable.

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.

(Corporate Name)
By: -----

President
ATTEST: -----

Secretary (Corporate Seal)

USE BLACK INK ONLY

Roger L. Hastings (SEAL)
ROGER L. HASTINGS, SURVIVING PARTNER OF
DILLON HASTINGS and DILLON, a North
Carolina General Partnership (SEAL)
----- (SEAL)
----- (SEAL)

SEAL-STAMP NORTH CAROLINA, Stokes County.



I, a Notary Public of the County and State aforesaid, certify that Roger L. Hastings, Surviving Partner of Dillon Hastings and Dillon, a North Carolina General Partnership Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30th day of July, 1999
My commission expires: 8-20-2002 *Hilda V. Landrum* Notary Public

SEAL-STAMP NORTH CAROLINA, County.

Use Black Ink

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, My commission expires: Notary Public

The foregoing Certificate(s) of Hilda V. Landrum, NP

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 **FORSYTH**
REGISTER OF DEEDS FOR COUNTY
By *Farez S. Sosa* Deputy/Assistant - Register of Deeds

EXHIBIT "A"

Tract No. 1:

BEGINNING at an iron stake at a point at which the northern right-of-way line of East Mountain Street (said right-of-way being 50 feet) intersects with the eastern right-of-way line of Short Street (said right-of-way being 30 feet), and running from said Beginning point along the eastern right-of-way line of Short Street North $27^{\circ} 44' 36''$ East 102.25 feet to an iron stake, the southwest corner of Lawrence E. Pope as recorded in Deed Book 1140, page 1207; thence with Lawrence E. Pope's southern boundary South $59^{\circ} 36' 46''$ East 104.30 feet to an iron stake, the northwest corner of Isaac P. Roberts as recorded in Deed Book 860, page 191; thence with Roberts' western boundary South $30^{\circ} 10' 19''$ West 100.00 feet to an iron stake in the northern right-of-way line of East Mountain Street; thence with the northern right-of-way line of East Mountain Street the following two (2) courses and distances: North $59^{\circ} 36' 46''$ West 50 feet; North $62^{\circ} 03' 59''$ West 50 feet to an iron stake, the point and place of Beginning; containing 0.236 acres, more or less, and being Lot Nos. 9, 10, 11 and 12, Tax Block 2133, as shown on the Forsyth County Tax Maps.

Tract No. II:

BEGINNING at an iron stake, said iron stake being the southwest corner of Lot No. 108, Block 5348B, of the Forsyth County Tax records; also said Beginning point being located North $86^{\circ} 41' 00''$ West 690.00 feet from the point at which the western right-of-way line of Cokesbury Drive and the northern right-of-way line of Marietta Street intersect; AND RUNNING THENCE FROM SAID BEGINNING POINT southwardly 60 feet to an iron stake in the northern boundary of Lot No. 107 on said tax map; thence with the northern boundary of Lot No. 107 in an eastwardly direction 36 feet to a point; thence in a northwardly direction 60 feet to a point in the southern boundary line of Lot No. 108; thence with the southern boundary line of Lot No. 108 in a westwardly direction 36 feet to an iron stake, the point and place of Beginning; being a 36 by 60 foot tract at the western end of Marietta Street, and being known and designated as Lot No. 113, Tax Block 5345, as shown on the Forsyth County Tax Maps.

Tract No. III:

BEGINNING at an iron stake in the northern right-of-way line of Asbury Drive, said iron stake being located South $32^{\circ} 15' 00''$ West 200.00 feet from the point at which the southern right-of-way line of Highway 66 intersects with the northern right-of-way line of Asbury Drive; and running thence from said Beginning point North $57^{\circ} 45' 00''$ West 50.00 feet to an iron stake, the northwest corner of Lot No. 14 as shown on the map of West End Estates Section No. One, Plat Book 19, page 140; thence South $79^{\circ} 00' 00''$ West 249.00 feet to an iron stake; thence South $37^{\circ} 07' 00''$ East 212.66 feet to an iron stake in the northern boundary of Asbury Drive; thence with the northern right-of-way line of Asbury Drive as it curves to the left North $42^{\circ} 30' 00''$ East a chord distance of 263.32 feet, an arc of 264.33 and a radius of 740.0 to the point and place of Beginning. This property is the same property as being known and designated as Lot No. 001 on the Plat of Asbury Forest as recorded in the Forsyth County Registry in Plat Book 26, page 168, to which reference is made for a more particular description. Also being Lot No. 001, Block 5345, as shown on the Forsyth County Tax Maps.

Tract No. IV:

BEGINNING at an iron stake in the western right-of-way line of Asbury Drive, said iron stake being the westernmost point of the property owned by Kernersville YMCA; and running in a southerly direction with the YMCA property 210.00 feet to an iron stake; thence South $70^{\circ} 51' 00''$ West 100.00 feet to an iron stake; thence North $19^{\circ} 53' 00''$ West 203.42 feet to an iron stake in the southern

right-of-way line of Asbury Drive; thence with the southern right-of-way line of Asbury Drive North $69^{\circ} 03' 00''$ East 40.45 feet to an iron stake; thence continuing with said right-of-way line North $66^{\circ} 34' 00''$ East 69.34 feet to an iron stake, the point and place of Beginning. This property is the same property as being known and designated as Lot No. 005 on the Plat of Asbury Forest as recorded in the Forsyth County Registry in Plat Book 26, page 168, to which reference is made for a more particular description. Also being Lot No. 005, Block 5345, as shown on the Forsyth County Tax Maps.