

FORSYTH CO, NC 172 FEE: \$ 12.00
PRESENTED & RECORDED: 03/06/2000 2:15PM
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESF
STATE OF NC REAL ESTATE EXT: \$ 926.00
BK2107 P2462 - P2464
P. Boles

Excise Tax \$926.00

Recording Time, Book and Page

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

Mail after recording to Rose, Ray, O'Connor, Manning & McCauley, P.A., P.O. Box 1239,
Fayetteville, NC 28302

This instrument was prepared by Steven J. O'Connor, Attorney at Law

Brief description for the Index 0.886 ACRES, WINSTON TOWNSHIP

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of March, ~~19~~ 2000, by and between

GRANTOR

Frederick L. Osborne and wife,
Donna B. Osborne

GRANTEE

R & D Real Estate
Development, L.L.C.

120 Elkhorn Drive
Georgetown, Kentucky 40324

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

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

EXHIBIT "A"

BEGINNING at an Existing Iron lying in the Eastern Right-of-Way line of Raven Road (S.R. No. 1647), said Iron also being in the Southwest corner of that property conveyed to Sonic Service Corporation in Deed Book 1772, Page 2334, Forsyth County Registry; running thence with Sonic's Southern line North 71 degrees 00 minutes 43 seconds East 263.29 feet to an Existing Iron; running thence 71 degrees 00 minutes 43 seconds East 34.99 feet to a point lying within the Right-of-Way of University Parkway; running thence within said Right-of-Way South 18 degrees 34 minutes 10 seconds East 183.85 feet to a point located within the Right-of-Way; running thence North 88 degrees 54 minutes 54 seconds West 37.16 feet to an Existing Iron; running thence North 88 degrees 54 minutes 54 seconds West 279.01 feet to an Existing Iron in the Eastern Right-of-Way line of Raven Road; running thence along said Right-of-Way line North 18 degrees 57 minutes 57 seconds West 75.33 feet to the POINT AND PLACE OF BEGINNING, containing 0.886 acres, more or less.

This description was taken from a survey prepared by Fred L. Osborne by Slate Surveying Company of King, N.C., dated June 24, 1994.