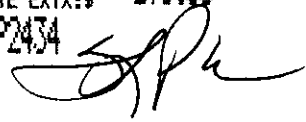


FORSYTH CO.,NC **110** FEE:\$ 10.00  
PRESENTED & RECORDED: 04/27/2001 10:38AM  
DICKIE C. WOOD REGISTER OF DEEDS BY:POINDE

STATE OF NC REAL ESTATE EXT:\$ 276.00  
BK2170 P2433 - P2434



Excise Tax \$ 0.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2000  
by \_\_\_\_\_

Mail after recording to Grantee 6220-D HACKERS BEND CT. WINSTON-SALEM, NC 27103  
This instrument was prepared by Hinshaw & Jacobs, Attys.  
Brief description for the Index:

Lot 20, Clearview

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 19<sup>th</sup> day of April, 2001 / / , by and between

GRANTOR(S)	GRANTEE(S)
GEORGE BALLAS and wife, LOULA BALLAS and JIM BALLAS and wife, DIMITRA BALLAS	FINISH LINE PROPERTIES, 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 \_\_\_\_\_, County of Forsyth, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 20 as shown on the map of CLEARVIEW, and recorded in Plat Book 3, page 2A, in the Office of the Register of Deeds, Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

SAVE AND EXCEPT that easement recorded in Book 1705, page 1501, Forsyth County Registry

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1195 Pages 1174.

A map showing the above described property is recorded in Plat Book \_\_\_\_ at Page(s)\_\_\_\_\_.

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:

Restrictions and easements of record, if any.

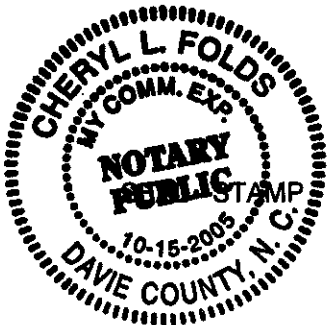
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

George Ballas (SEAL)  
GEORGE BALLAS

Loula Ballas (SEAL)  
LOULA BALLAS

Jim Ballas (SEAL)  
JIM BALLAS

Dimitra Ballas (SEAL)  
DIMITRA BALLAS



NORTH CAROLINA, Davie County:  
I, a Notary Public of County and State aforesaid, certify that George Ballas and Loula Ballas Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal this 19<sup>th</sup> day of April, 2001,

Cheryl L. Folds  
Notary Public

My commission expires: 10-15-05

SEAL - STAMP

NORTH CAROLINA, \_\_\_\_\_ County:  
I, a Notary Public of the County and State aforesaid, certify that Jim Ballas and Dimitra Ballas, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001,

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

The foregoing Certificate(s) of Cheryl L. Folds is/are certified to be correct.

REGISTER OF DEEDS FOR FORSYTH COUNTY  
By Chickie C. Wood  
Deputy/Assistant - Register of Deeds  
CHICKIE C. WOOD, REGISTER OF DEEDS