

FORSYTH CO, NC FEE: \$ 10.00
PRESENTED & RECORDED: 06/12/2001 11:28AM
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP

STATE OF NC REAL ESTATE EXTX: \$ 1060.00

BK 2180 P 309 - P 310 *P. Boles*

Excise Tax \$

Recording Time, Book and Page

Tax Lot _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 2001
by _____

Mail after recording to: VONCANNON BOX (8)
This instrument was prepared by Donald M. VonCannon

Brief Description for the index

Lot No. 7, Peddycord Park

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4th day of June, 2001, by and between

GRANTOR

EDDM, INC.
(A North Carolina Business Corporation)

GRANTEE

EMMCO Realty, Inc.
140 Peddycord Park Road
Kernersville, North Carolina 27284

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

BEING known and designated at Lot No. 7 as shown and delineated on Plat recorded in the Registry of Forsyth County, in Plat Book 41, Page 114-115 and containing 5.638 acres, reference to the recorded plat is hereby made for a more particular description.

Property Address: 140 Peddycord Park Road, Kernersville, North Carolina 27282

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2103, Page 1698-1699.

A map showing the above described property is recorded in Plat Book 41, Page 114-115.

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:

Subject to easements and restrictions of record, if any, and 2001 ad valorem taxes.

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.

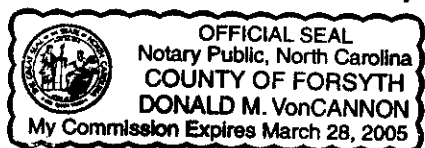
EDDM, Inc.

By: Dawson Strider
President

SEAL-STAMP STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, Donald M. VonCannon, Notary Public of Forsyth County, State of North Carolina, certify that Dawson Strider personally came before me this day and acknowledged that he/she President (Title) of EDDM, Inc., a North Carolina Business Corporation, and that he/she, as the President of said corporation, being duly authorized to do so, executed the foregoing instrument on behalf of the corporation.

Witness my hand and official seal, this the 4th day of June, 2001.



Donald M. VonCannon
Notary Public

My Commission Expires: March 28, 2005

The foregoing Certificate(s) of Donald M. Von Cannon is/are certified to be correct. This instrument and this certificate are duly registered at the date and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: Dickie C. Wood Deputy Assistant-Register of Deeds.

DICKIE C. WOOD, REGISTER OF DEEDS