

FORSYTH CO, NC 180 FEE:\$ 12.00  
PRESENTED & RECORDED: 11/02/2001 3:12PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON  
STATE OF NC REAL ESTATE EXT: \$ 64.00  
BK2209 P4766 - P4768

*Handwritten signature/initials*

Drafted by: Kirk Sanders  
Return To Sanders Box (32)

NORTH CAROLINA GENERAL WARRANTY DEED  
FORSYTH COUNTY

THIS DEED made this the 31<sup>st</sup> day of October, 2001, by and between STERLING NATIONAL MORTGAGE CORPORATION, hereinafter referred to as "Grantor", and TWIN COUNTY PROPERTIES, INC., hereinafter referred to as "Grantee". 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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

For description see attached Exhibit "A" which is incorporated herein by reference.

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 is subject to the following exceptions: Save and except easements, rights-of-way and restrictions of record and taxes.

IN WITNESS WHEREOF, the Grantor 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.

STERLING NATIONAL MORTGAGE CORPORATION

BY: William J. G. [Signature]  
Asst. Vice president

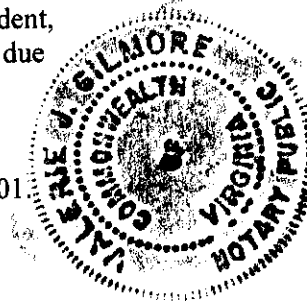
STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, a Notary Public of Henrico County and State aforesaid, certify that ~~James H. Perkins~~ <sup>William J. CRICHTON</sup> personally came before me this day and acknowledged that he/she is A.Y.P. president, of STERLING NATIONAL MORTGAGE CORPORATION, and further acknowledge the due execution of this instrument on behalf of STERLING NATIONAL MORTGAGE CORPORATION.

Witness my hand and officials stamp or seal, this the 31st day of October, 2001.

My Commission expires: 9/30/05

Valerie J. Gilmore  
Notary Public



STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, a Notary Public of \_\_\_\_\_ County and State aforesaid, certify that \_\_\_\_\_, personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and officials stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Seal

My Commission expires:

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

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

The foregoing certificate(s) of Valerie J. Gilmore, a Notary Public of \_\_\_\_\_ County, North Carolina is/are certified to be correct. This the 2nd day of November, 2001.

Dickie C. Wood  
Register of Deeds

DICKIE C. WOOD, REGISTER OF DEEDS

BEGINNING at an iron stake on the East side of Patterson Avenue 350 feet North of the Northeast intersection of Patterson Avenue and 30th Street; thence East Parallel with 30th Street 159 feet to an iron stake in the West line of 15 feet alley; thence north along the West side of said alley 50 feet to an iron stake; thence west along the South line of Lot No. 22 and parallel with 30th Street 153 feet to an iron stake on the East line of Patterson Avenue; thence south along the East Line of Patterson Avenue 50 feet to the place of BEGINNING, being Lot No.21, Section "A" Bon Air Addition.