

DRAFTED BY: Donald M. VonCannon, Esquire
RETURN TO: Box 48

FORSYTH CO, NC 133 FEE: \$ 14.00
PRESENTED & RECORDED: 12/31/2002 12:51PM
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON
STATE OF NC REAL ESTATE EXT: \$ 175.00
BK 2310 P 682 - P 682
PROBATE AND FILING FEE \$ PAID

Excise Tax \$

PROBATE AND FILING FEE \$ PAID

Tax Block _____, Lot _____ Parcel Identifier No.: _____
Property Address: _____
Mail after recording to: _____
Mail future tax bills to: _____

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of FEBRUARY, 1998, by and between

GRANTOR

GRANTEE

YOUNG ACRES VENTURE, L.L.C.
a North Carolina limited liability company

Chipman Incorporated

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

Being known and designated as Lot No. 104, as shown on the plat of GREENBRIER FARM, PHASE II, SECTION ONE, as recorded in Plat Book 40, Page 96, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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: ad valorem taxes, easements, rights of way and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has set his hand and seal the day and year first above written.

YOUNG ACRES VENTURE, L.L.C.
a North Carolina limited liability company

(SEAL)

By: **CROWDER REALTY & INVESTMENT COMPANY, INC.**,
a North Carolina corporation, Member

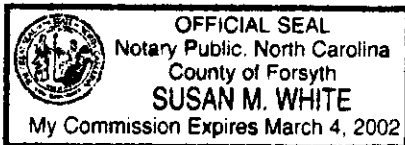
By: [Signature]
President

(Corporate Seal)

Attest: [Signature]
Secretary

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



Susan M. White, a Notary Public of the county and state aforesaid, do certify that James M. McChesney, III personally came before me this day and acknowledged that he is Secretary of CROWDER REALTY & INVESTMENT COMPANY, INC., a North Carolina corporation, a member of YOUNG ACRES VENTURE, L.L.C., a North Carolina limited liability company, and by authority duly given and as an act of said corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested to by James M. McChesney, III, as its Secretary, for and on behalf of said corporation in its capacity as a member of Young Acres Venture, L.L.C. This the 20th day of February, 1998.

My commission expires: 3/4/02

Susan M. White
NOTARY PUBLIC

The foregoing Certificate(s) of Susan M. White, NP
is/are certified to be correct. This the 31 day of Dec., 2002

DICKIE C. WOOD, REGISTER OF DEEDS FOR FORSYTH COUNTY

By: [Signature] Deputy/Assistant