

FORSYTH CO, NC 372 FEE: \$ 20.00
 PRESENTED & RECORDED: 03/26/2003 4:24PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
 STATE OF NC REAL ESTATE EXTX: \$ 700.00
 BK2334 P2611 - P2613

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$700.00

Parcel Identifier No. 4935-303 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee: 6920 Broad St, Rural Hall, NC 27045

This instrument was prepared by: Plyler Law Firm, Thomasville, NC 27360

Brief description for the Index: _____

THIS DEED made this 24th day of March, 2003, by and between

GRANTOR

GARY T. YORK (unmarried)

GRANTEE

THREE BROTHERS, a North Carolina
general partnership

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

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2310 page 86.

A map showing the above described property is recorded in Plat Book _____ page _____.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

Gary T. York
Gary T. York

(SEAL)

By: _____

Title: _____

USE BLACK INK ONLY

(SEAL)

By: _____

Title: _____

(SEAL)

By: _____

Title: _____

(SEAL)

NOTARY PUBLIC

USE BLACK INK ONLY

State of North Carolina - County of Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that Gary T. York personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24 day of March, 2004.

My Commission Expires: 10-5-04

Pamela L. Plyler

Notary Public

Pamela L. Plyler
Notary Public
Davidson County, NC
My Commission Expires: 10-5-04

NOTARY PUBLIC

USE BLACK INK ONLY

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 2004.

My Commission Expires: _____

Notary Public

NOTARY PUBLIC

USE BLACK INK ONLY

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal this _____ day of _____, 2004.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of Pamela L. Plyler, NP is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: DICKIE C. WOOD, REGISTER OF DEEDS Register of Deeds for FORSYTH County
[Signature] Deputy/Assistant - Register of Deeds

EXHIBIT A

PROPERTY DESCRIPTION

BEGINNING at a nail in the pavement in the western right-of-way line of U. S. Highway No. 52 said nail being located the two following courses and distances from the southwest intersection of the right-of-way lines of U. S. Highway 52 and Wall Street, to-wit: South 04 deg. 04' 06" East 98.07 feet and South 01 deg. 24' 24" East 37.60 feet to a nail; thence from said beginning point along the western right-of-way line of U. S. Highway 52 on a curve to the right, the radius of which is 1460.497 feet and a chord bearing and distance of South 02 deg. 16' 32" West 150.07 feet to an iron in the north line of Lot 15 as shown on Map of Lillie Kiser Wall property recorded in Plat Book 8, Page 206(2) in the Office of the Register of Deeds of Forsyth County, North Carolina; thence along the north line of said Lot 15, North 85 deg. 59' 40" West 140 feet to an iron; thence North 02 deg. 16' 32" East 150.07 feet to an iron; thence South 85 deg. 59' 40" East 140 feet to the point and place of **BEGINNING**. Being part of Tax Lots 103 and 104, Block 4935, Forsyth County Tax Maps as presently constituted, all according to survey of Kenneth Lee Foster dated July 27, 1988.

TOGETHER with a non-exclusive easement of ingress, egress and regress over and upon a tract or parcel of land approximately 37 feet in width and leading from the western right-of-way of U. S. Highway 52 in a westwardly direction 140 feet, more or less, and being described as follows:

BEGINNING at a nail in the western right-of-way line of U. S. Highway 52, said nail being the northeast corner of the property described above; thence from said beginning point, North 85 deg. 59' 40" West 140 feet to an iron; thence North 04 deg. 08' 35" East 37.43 feet to an iron; thence South 85 deg. 59' 40" East 136.36 feet to a nail in the western right-of-way line of U. S. Highway 52; thence along the western right-of-way line of U. S. Highway 52 on a curve to the right, the radius of which is 1460.50 feet and a chord bearing and distance of South 01 deg. 24' 24" East 37.60 feet to the point and place of **BEGINNING**, all according to survey of Kenneth Lee Foster dated July 27, 1988.

The parties hereto intend that the above described property is to be used for the purpose of gaining access to U. S. Highway 52 from the property described above through an existing curb cut.