

FORSYTH CO, NC 55 FEE: \$ 17.00  
PRESENTED & RECORDED: 05/02/2003 10:11AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
STATE OF NC REAL ESTATE EXTX: \$ 149.00  
BK2347 P2445 - P2446

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DRAFTED BY: Donald M. VonCannon, Esquire  
RETURN TO: VonCannon Box #8

PROBATE AND FILING FEE \$ \_\_\_\_\_ PAID

**Excise Tax \$**

Tax Block 3468, Lot 312 Parcel Identifier No.: \_\_\_\_\_

Property Address: 3910 Burning Tree Lane, Winston-Salem, NC 27106

Mail after recording to: \_\_\_\_\_

Mail future tax bills to: Reliable Builders, Inc., 844 W. 4th Street, Winston-Salem, NC 27106

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 1st day of May, 2003, by and between

GRANTOR

GRANTEE

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

Reliable Builders, Inc.

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. 312 as shown on the plat of GREENBRIER FARM, PHASE V, SECTION 1, as recorded in Plat Book 45, Page 78, and Plat Book 45, Page 79, 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. (SEAL)  
a North Carolina limited liability company

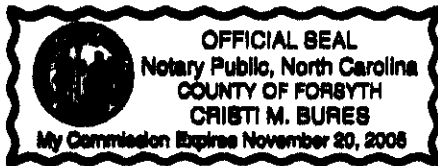
By: CROWDER REALTY & INVESTMENT COMPANY, INC.,  
a North Carolina corporation, Member

By: [Signature]  
Richard M. Crowder, Jr., President

NORTH CAROLINA, Forsyth County.

I, Cristi M. Bures, a Notary Public of the county and state aforesaid, do certify that Richard M. Crowder, Jr., President 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, personally came before me this day and acknowledged that he as President, being authorized to do so, executed the foregoing on behalf of said corporation as a member of said limited liability company. Witness my hand and notarial seal this the 10th day of December, 2002.

My commission expires: Nov. 20, 2005 Cristi M. Bures  
NOTARY PUBLIC



The foregoing Certificate(s) of Cristi M Bures  
is/are certified to be correct. This the 2 day of May, 2002. 2003

DICKIE C. WOOD, REGISTER OF DEEDS FOR FORSYTH COUNTY

By: [Signature] Deputy / Assistant