

FORSYTH CO, NC **318** FEE:\$ 23.00
PRESENTED & RECORDED: 08/07/2003 2:22PM
DICKIE C. WOOD REGISTER OF DEEDS BY: MARSHR
STATE OF NC REAL ESTATE EXT:\$ 40.00
BK:2385 P3553 - P3556

This instrument drafted by: John A. Richardson, III
No Title Search Performed nor Requested

After recording, mail to: **Breeze Way Enterprises, Inc.**
3652 Emma Ave.
Winston-Salem, NC 27127

After recording, send tax bills to: **Breeze Way Enterprises, Inc.**
3652 Emma Ave.
Winston-Salem, NC 27127

Tax Block: 1818 Tax Lots: 5-D, 6-16 and Tax Block: 6138 Tax Lots: 2,3,18,19, 25 and 26

North Carolina)
Forsyth County)

GENERAL WARRANTY DEED

This deed, made this the 5th day of August, 2003, by Archie M. Smith and wife, Frances C. Smith ["Grantors"] of Forsyth County, North Carolina to Breeze Way Enterprises, Inc. (a/k/a, Breezeway Enterprises, Inc. d/b/a Breezeway Builders), a North Carolina corporation ["Grantee"] of Forsyth County, North Carolina;

WITNESSETH:

That the said Grantors in consideration of Ten Dollars (\$10.00) and other valuable consideration to them paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents do bargain, sell, and convey unto the said Grantee, his/her/their/its heirs and assigns, a tract or parcel of land in the County of Forsyth, and State of North Carolina, in the Winston Township, and described as:

SEE ATTACHED EXHIBIT A

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and its assigns and successors-in-interest forever.

And the said Grantors do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the lawful claims of all persons whatsoever.

In Testimony Whereof, the said Grantors have hereunto set their hands and seals the day and year first above written.

Archie M. Smith (SEAL)
Archie M. Smith

Frances C. Smith (SEAL)
Frances C. Smith

North Carolina
Forsyth County

I, John A. Richardson, III, a Notary Public in and for Forsyth County, State of North Carolina, do hereby certify that Archie M. Smith and Frances C. Smith personally known to me did appear before me this day and acknowledge the execution of the foregoing General Warranty Deed. Witness my hand and Notarial Seal, this the 5th day of August, 2003.

John A. Richardson, III (seal)
Notary Public



My Commission Expires: 12/12/05

SEAL

The foregoing certificate(s) of John A. Richardson, III ; Notary Public
for Forsyth Co., N.C.
is/are certified to be correct. This the _____ day of August, 2003.

Dickie C. Wood, Register of Deeds for Forsyth County, North Carolina by: [Signature]

EXHIBIT A

Tract 1: Tax Block 1818 Lot: 5-D
Street Address: None Assigned

BEGINNING at a point in the Eastern right-of-way of Cedar Drive (unimproved), a 30-foot public right-of-way (said Beginning Point also being the Southwest corner of Lot 6 of the plat entitled Mrs. Mary A. Gough as recorded in Plat Book 7, Page 86 in the Register of Deeds for Forsyth County, North Carolina and the Northwest corner of the within described lot); thence along the Southern line of Lot 6, **South 88 degrees 02 minutes 19 seconds East 279.72 feet to a point**; thence **South 01 degree 49 minutes 57 seconds West 25.00 feet to an iron**, the Northeast corner of Lot 18 of Fir Valley, Section One as recorded in Plat Book 30, Page 127 in the Register of Deeds for Forsyth County, North Carolina; thence along the Northern line of said Lot 18, **North 88 degrees 03 minutes 11 seconds West 279.61 feet to a point** in the Eastern right-of-way of Cedar Drive; thence **North 01 degree 35 minutes 17 seconds East 25.07 feet to the POINT AND PLACE OF BEGINNING**. Containing 7002 square feet, more or less, and being the Northern portion of Lot 5 of the plat entitled Mrs. Mary A. Gough as recorded in Plat Book 7, Page 86 in the Register of Deeds for Forsyth County, North Carolina. This legal description is provided by Kenneth L. Foster, Professional Land Surveyor No. L-2552, dated July 30, 2003.

Tract 2: Tax Block 1818 Lots: 6-16
Street Address: None Assigned

BEING KNOWN AND DESIGNATED as Lots 6-16 as recorded in the plat entitled Mrs. Mary A. Gough as recorded in Plat Book 7, Page 86 in the Register of Deeds for Forsyth County, North Carolina, reference to which is made for a more particular description.

Tract 3: Tax Block 6138 Lot: 2
Street Address: 911 Cassell Street

BEING KNOWN AND DESIGNATED as Lot 2 as recorded in the plat entitled Fir Valley, Section One as recorded in Plat Book 30, Page 127 in the Register of Deeds for Forsyth County, North Carolina, reference to which is made for a more particular description.

Tract 4: Tax Block 6138 Lot: 3
Street Address: 98 Fir Drive

BEING KNOWN AND DESIGNATED as Lot 3 as recorded in the plat entitled Fir Valley, Section One as recorded in Plat Book 30, Page 127 in the Register of Deeds for Forsyth County, North Carolina, reference to which is made for a more particular description.

Tract 5: Tax Block 6138 Lots: 18 & 19
Street Address: 111 Fir Drive

BEING KNOWN AND DESIGNATED as Lots 18 and 19 as recorded in the plat entitled Fir Valley, Section One as recorded in Plat Book 30, Page 127 in the Register of Deeds for Forsyth County, North Carolina, reference to which is made for a more particular description.

Tract 6: Tax Block 6138 Lots: 25 & 26
Street Address: None Assigned

BEING KNOWN AND DESIGNATED as Lots 25 and 26 as recorded in the plat entitled Fir Valley, Section One as recorded in Plat Book 30, Page 127 in the Register of Deeds for Forsyth County, North Carolina, reference to which is made for a more particular description.

For back title reference, see Deed Book 341, Page 062 (Grantee, I.T. Vestal, a/k/a, Isaac T. Vestal, reportedly died on 10 September 1977 and Grantee, Fairley A. Vestal, a/k/a Fairley W. Vestal, reportedly died on 10 February 1983) and Deed Book 1499, Page 1493. Note that Fir Valley, Section One as recorded in Plat Book 30, Page 127 is more than half of the Southern portion of the plat entitled Mrs. Mary A. Gough as recorded in Plat Book 7, Page 86.

The above-described tracts are subject to easements in favor of Duke Power at Deed Book 432, Page 139 and Deed Book 599, Page 332 plus an easement in favor of the City of Winston-Salem at Deed Book 1305, Page 482.