

2004030066 00163

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXTX

\$1150.00

PRESENTED & RECORDED:

04-29-2004 02:14 PM

DICKIE C WOOD
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK:RE 2466

PG:10-12

Tax Lot / Parcel ID: Block 2099, Lot 107
 Mail after recording to Box 12
 This instrument was prepared by Andrew D. Hart

Excise Tax: \$1150.00

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22 day of April 2004, by and between:

GRANTOR	GRANTEE
<p>HUGH BURGESS ROBINSON, JR., and wife, SHARRON A. ROBINSON;</p> <p>-and-</p> <p>DALLAS CLEABORN ROBINSON and wife, SHARON BAKER ROBINSON</p>	<p>JMC PROPERTIES, LLC 2600 Reynolda Road Winston-Salem, NC 27106</p>

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Tax Lot / Parcel ID: Tax Block 2099, Lot 107, Forsyth County Tax Maps, as presently constituted

Property Address: 2600 Reynolda Road, Winston-Salem, NC 27106

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1936, Page 97, Forsyth County Registry.

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: easements, rights-of-way and restrictions of record, if any; and further subject to taxes for the current year prorated to the date of closing.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officer(s), the day and year first above written.

Hugh Burgess Robinson, Jr. (Seal)
Hugh Burgess Robinson, Jr.

Sharron A. Robinson (Seal)
Sharron A. Robinson

Dallas Cleaborn Robinson (Seal)
Dallas Cleaborn Robinson

Sharon Baker Robinson (Seal)
Sharon Baker Robinson

STATE OF Florida, COUNTY OF Orange

I, Denise Beumer, a Notary Public, certify that HUGH BURGESS ROBINSON, JR. and SHARRON A. ROBINSON personally appeared before me and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this the 22nd day of April, 2004. FLR152-32242-2580
FLR152-781-42-833-0

Denise Beumer
Notary Public

Denise Beumer
My Commission DD049042
Expires September 14, 2005

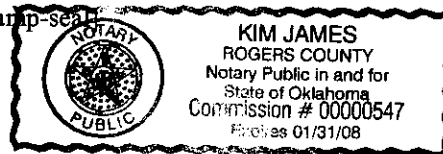
DENISE BEUMER
My commission expires: 9/14/05

STATE OF Oklahoma, COUNTY OF Rogers

I, Kim James, a Notary Public, certify that DALLAS CLEABORN ROBINSON and SHARON BAKER ROBINSON personally appeared before me and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this the _____ day of April, 2004.

Kim James
Notary Public

[notary stamp-seal]



My commission expires: 1-31-08

The foregoing certificate(s) of Denise Beumer and Kim James 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.

FORSYTH

REGISTER OF DEEDS FOR _____ COUNTY

By: Dickie C. Wood Deputy/Assistant Register of Deeds

DICKIE C. WOOD, REGISTER OF DEEDS

EXHIBIT A

BEGINNING at a found concrete right-of-way monument, said monument being at the north west intersection of Reynolda Road and Polo Road; thence with the right-of-way of Polo Road South $21^{\circ}37'57''$ West, 41.01' to a new iron pin, passing over an existing concrete right-of-way monument at 37.65'; thence continuing with the right-of-way of Polo Road South $71^{\circ}08'41''$ West, 149.46' to an existing iron pin, passing over an existing iron pin at 2.48'; thence with the eastern line of Salem Investors, LLC and William W. Sloan, Jr. and wife Barbara A. Clifford North $31^{\circ}30'00''$ West, 151.99' to an existing iron pin; thence with the southern line of Warren H. Taylor North $63^{\circ}04'00''$ East, 178.85' to a new iron pin on the right-of-way of Reynolda Road, said pin being South $63^{\circ}04'00''$ West, 2.00' from an existing iron pin; thence with the right-of-way of Reynolda Road an arc to the right of 87.92', said arc having a radius of 5684.58' and chord of South $31^{\circ}49'04''$ East, 87.91'; thence continuing with the right-of-way of Reynolda Road South $31^{\circ}22'29''$ West, 57.95' to the point and place of BEGINNING. Containing 0.66 acres, plus or minus, as shown on a survey by Clint Osborne, PLS # L-3834, dated November, 2003, and bearing Job # PA-0311. Being the property described in that certain deed recorded in Book 1936, Page 97, Forsyth County Registry.

Being informally known as Tax Block 2099, Lot 107, Forsyth County Tax Maps, as presently constituted.

Property Address: 2600 Reynolda Road, Winston-Salem, NC 27106.