

2004063785 00204

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

\$440.00

PRESENTED & RECORDED:

09-09-2004 04:30 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: S L POINDEXTER DPTY

BK: RE 2503

PG: 2379-2381

ENVELOPE

Mail after recording to: Grantee: 209 Oakway Ridge Court, Kernersville, NC 27284

Prepared by: N. Alan Bennett (Thomas and Bennett)
116 S. Cherry Street, Kernersville, NC 27284

Excise Tax: \$440.00

Brief description: 2.521 acres along Myer Lee Drive

NORTH CAROLINA
FORSYTH COUNTY

GENERAL WARRANTY DEED

THIS DEED made this 9th day of September, 2004, by and between:

GRANTOR:

**Brown Porter, Eddie Porter and Gerald Boan,
a North Carolina General Partnership**

GRANTEE:

Brent D. Triplett and wife, Carolyn S. Triplett

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 City of Winston-Salem, Forsyth County, North Carolina, and more particularly described as follows:

See attached Exhibit A which is incorporated herein by reference.

Property Address: 3465 Myer Lee Drive, Winston-Salem, NC 27101

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 following exceptions:

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

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

**Brown Porter, Eddie Porter and Gerald Boan,
a North Carolina General Partnership**

By: *Brown Porter* (Seal)
Brown Porter, General Partner

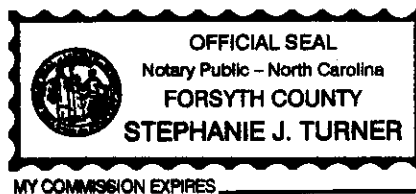
North Carolina, Forsyth County

I, *Stephanie J. Turner*, a Notary Public of *Forsyth* County, North Carolina, certify that **Brown Porter, General Partner in Brown Porter, Eddie Porter and Gerald Boan, a North Carolina General Partnership** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the *9th* day of September, 2004.

Stephanie J. Turner
Notary Public

My commission expires *May 11, 2008*



The foregoing certificate(s) of *Stephanie J. Turner*

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.

Dickie C. Wood
Forsyth County Register of Deeds

By: *Shannon Boser Griffith*
Deputy/Assistant - Register of Deeds

EXHIBIT A

Brent D. Triplett and wife, Carolyn S. Triplett
2.521 acres along Myer Lee Drive
3465 Myer Lee Drive

Property Description:

BEGINNING at an iron along the northwest right of way of Myer Lee Drive, said iron marking a common corner of the within described property and the GG&E LLC property (Deed Book 2070, Page 2880, Forsyth County Registry; Tax Lot 109, Block 3263, Forsyth County Tax Maps) where the within described property and the GG&E LLC property intersects with the northwest right of way line of Myer Lee Drive; thence from said beginning point on a line across Myer Lee Drive, South 43° 27' 39" East 59.68 feet to a point along the southeast right of way line of Myer Lee Drive, said point marking the easternmost corner of the within described property and the southernmost corner of the GG&E LLC property; thence along the southeast right of way line of Myer Lee Drive, South 46° 10' 31" West 123.43 feet to a point; thence a line across Myer Lee Drive, South 88° 58' 51" West 127.03 feet (crossing an iron at 87.66 feet), which said iron marks the intersection of this property and the northwest right of way line of Myer Lee Drive and also is a corner of the Applied Technical Services, Inc. property (Deed Book 2132, Page 632, Forsyth County Registry; Tax Lot 6T, Block 3263, Forsyth County Tax Maps) to an iron; thence North 51° 59' 50" West 432.29 feet (crossing an iron at 377.25 feet which marks an intersection of this property and the southern right of way line of the Norfolk-Southern Railroad right of way) to a point along the center line of the Norfolk-Southern Railroad right of way; thence along the center line of the Norfolk-Southern Railroad right of way North 62° 28' 43" East 292.59 feet to a point marking the northernmost corner of the within described property; thence South 43° 27' 39" East 372.41 feet (crossing an iron at 52.44 feet which marks an intersection of this property and the southern right of way of the Norfolk-Southern Railroad right of way) to an iron marking the point and place of BEGINNING and containing 2.521 acres, more or less. (1.975 acres lies outside of the right of way of Myer Lee Drive and the Norfolk-Southern Railroad right of way; 0.333 acres lies within the right of way of Norfolk-Southern Railroad; 0.213 acres lies within the right of way of Myer Lee Drive). This description is in accordance with a survey prepared by Triad Land Surveying, P.C. (Wayne T. Sims, PLS) entitled "Map for Brent Triplett" dated June 25, 2004 and being designated as Job No. 12538.

The above-described property is the same as that property described in Deed Book 1382, Page 133, Forsyth County Registry and is further known and designated as Tax Lot 8D in Block 3256 on the Forsyth County Tax Maps.