

2005003254 00010

FORSYTH CO, NC FEE \$23.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

01-19-2005 09:30 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2534

PG: 4440-4443

Excise Tax \$

Recording Time, Book and Page

Tax Block No: Lot No. Parcel Identifier No.

Verified by _____ County on the _____ day of _____, 20____
by _____

Mail after recording to VonCannon Box 8

This instrument was prepared by Donald M. VonCannon

Brief Description for the index

50.38 acres Lewisville-Clemmons Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made as of this 1st day of January, 2005, by and between

GRANTOR

VILLAGE POINTE, LLC
a limited liability company

GRANTEE

VILLAGE POINTE, LLC
a limited liability companyP.O. Box 1719
King, NC 27021Enter 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 Clemmons, Clemmons Township, Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit A incorporated herein by reference

The property hereinabove described was acquired by Grantor by instrument recorded in Book , Page .
A map showing the above described property is recorded in Plat Book .

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:

Subject to easements and restrictions of record, if any, and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his 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.

VILLAGE POINTE, LLC
a limited liability company

By: Marvin D. Gentry

Marvin D. Gentry, Member

STATE OF FORSYTH)
COUNTY OF FORSYTH)

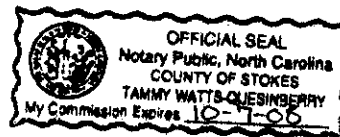
I, a Notary Public of the County and State aforesaid, certify that **Marvin D. Gentry**, Member of **Village Pointe, LLC**, a North Carolina limited liability company, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 14 day of January, 2005.

Tammy Watts-Quesinberry
Notary Public

My Commission Expires:

10-7-08



The foregoing Certificate(s) of Tammy Watts-Quesinberry is/are certified to be correct. This instrument and this certificate are duly registered at the date and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR FORSYTH COUNTY

DICKIE C. WOOD, REGISTER OF DEEDS

By [Signature]

Deputy/Assistant-Register of Deeds.

EXHIBIT A
LEGAL DESCRIPTION
Village Point, Clemmons/50.38 acres

BEGINNING at a new iron pin in the western right-of-way line of Lewisville-Clemmons Road (public), said iron pin being also known as the southeast corner of the Harold L. Coleman property described in Deed Book 1155, Page 406, Forsyth County Registry (Tax Lot 107B, Block 4236); thence with the western right-of-way line of Lewisville-Clemmons Road, South $10^{\circ} 54' 04''$ East 51.79 feet to a new iron pin, said iron pin being the northwest intersection of the western right-of-way line of Lewisville-Clemmons Road and the northern right-of-way line of the westbound on-ramp to Interstate 40; thence with the northern right-of-way line of the said on-ramp the following eleven (11) calls and distances: (i) South $26^{\circ} 21' 23''$ West 298.79 feet to an existing iron pin, (ii) South $26^{\circ} 21' 23''$ West 66.11 feet to an existing iron pin, (iii) South $26^{\circ} 21' 23''$ West 8.99 feet to a right-of-way monument, (iv) South $26^{\circ} 52' 11''$ West 415.79 feet to a right-of-way monument, (v) South $34^{\circ} 08' 18''$ West 341.88 feet to a brass disc, (vi) North $42^{\circ} 28' 48''$ West 10.54 feet to a brass disc, (vii) South $46^{\circ} 31' 28''$ West 447.29 feet to a brass disc, (viii) South $53^{\circ} 56' 47''$ West 247.71 feet to a brass disc, (ix) South $44^{\circ} 54' 09''$ West 257.18 feet to a brass disc, (x) South $5^{\circ} 39' 34''$ East 23.66 feet to a new iron pin, and (xi) South $48^{\circ} 36' 37''$ West 23.93 feet to a new iron pin, said iron pin being the southeast corner of the William N. Reynolds property described in Deed Book 1681, Page 1900, Forsyth County Registry (Tax Lot 16A, Block 4236); thence with the eastern boundary line of the said William N. Reynolds property, North $00^{\circ} 28' 51''$ West 38.17 feet to an existing iron pin; thence continuing with the said William N. Reynolds property, North $00^{\circ} 28' 51''$ West 1,399.51 feet to an existing iron pin, said iron pin being the northeast corner of the said William N. Reynolds property; thence with the northern boundary line of the said William N. Reynolds property, North $82^{\circ} 43' 02''$ West 468.11 feet to a new iron pin, said iron pin being the southeast corner of the Jonathan D. Weston property described in Deed Book 1590, Page 40, Forsyth County Registry (Tax Lot 106, Block 4236); thence with the eastern boundary line of the said Jonathan D. Weston property, North $02^{\circ} 04' 52''$ East 421.11 feet to an existing iron pin, said iron pin being the southeast corner of the Thomas D. Carlton property described in Deed Book 1962, Page 85, Forsyth County Registry (Tax Lot 9M, Block 4236); thence with the eastern boundary line of the said Thomas D. Carlton property, North $02^{\circ} 04' 52''$ East 254.0 feet to an existing iron pin in the southern boundary line of the property of the YMCA described in Deed Book 2141, Page 947, Forsyth County Registry (Tax Lot 557, Block 4207); thence with the southern boundary line of the said YMCA property, South $89^{\circ} 00' 55''$ East 379.86 feet to an existing iron pin; thence continuing with the said southern boundary line of the YMCA property, South $88^{\circ} 58' 26''$ East 166.83 feet to an existing iron pin, said iron pin being the southwest corner of the C.V.W., LLC property described in Deed Book 2346, Page 1023, Forsyth County Registry (part of Tax Lot 115, Block 4236); thence with the southern boundary line of the said C.V.W., LLC property, North $86^{\circ} 13' 39''$ East 482.47 feet to a new iron pin; thence North $86^{\circ} 13' 39''$ East 362.49 feet to a rebar, said rebar being the southeast corner of Tract 2 of Clemmons Village as shown on Plat Book 46, Page 120, Forsyth County Registry; thence with the eastern boundary line of the said Tract 2 of Clemmons Village, North $36^{\circ} 02' 10''$ West 59.87 feet to a rebar; thence continuing with the eastern boundary line of the said Tract 2 of Clemmons Village, North $22^{\circ} 30' 31''$ West 65.99 feet to a rebar, said rebar being in the southern boundary line of Tract 1 of Clemmons Village as shown on Plat Book 46, Page 120, Forsyth County Registry; thence with the southern boundary line of the said Tract 1 of Clemmons Village, North $89^{\circ} 42' 08''$ East 302.65 feet to a new iron pin in the western right-of-way line of Lewisville-Clemmons Road; thence with the western right-of-way line of Lewisville-Clemmons Road, South $08^{\circ} 19' 15''$ East 263.64 feet to an existing iron pin, said iron pin being the northeast corner of the Lexington State Bank property described in Deed Book 2122, Page 2871, Forsyth County Registry (Tax Lot 114, Block 4236); thence with the northern boundary line of the said Lexington State Bank

property, South 72° 39' 49" West 201.83 feet to a new iron pin; thence with the western boundary line of the said Lexington State Bank property, South 01° 54' 57" East 155.51 feet to a rebar, said rebar being the northwest corner of the Harold L. Coleman property described in Deed Book 1155, Page 406, Forsyth County Registry (Tax Lot 107B, Block 4236); thence with the western boundary line of the said Harold L. Coleman property, South 10° 28' 52" East 209.57 feet to an existing iron pin, said iron pin being in the northern boundary line of the Earl Francis Parsons and Mary Vance property described in Deed Book 1684, Page 1342, Forsyth County Registry (Tax Lots 109 & 108, Block 4236); thence with the northern boundary line of the said Earl Francis Parsons property, North 72° 47' 11" East 205.52 feet to the point and place of Beginning, and containing 50.38 acres as shown on a survey dated September 22, 2004 by David J. Sgroi, Professional Land Surveyor.

The above-described property being the combined properties of Connie W. Rominger described in Deed Book 680, Page 79, Forsyth County Registry (Tax Lots 5D, 110, 5F and 111B, Block 4236); the property of Earl Francis Parsons and Mary Vance described in Deed Book 1684, Page 1342, Forsyth County Registry (Tax Lots 109 & 108, Block 4236); a 60-foot right-of-way containing 0.788 acres; the property of Frank M. Markland and Frontier Insurance Company described in Deed Book 2154, Page 915, Forsyth County Registry (Tax Lot 82C, Block 4207); the property of Billy E. Markland and Frontier Insurance Company described in Deed Book 2154, Page 915, Forsyth County Registry (Tax Lot 17B, Block 4236); and the property of Harold Lloyd Coleman described in Deed Book 908, Page 89, Forsyth County Registry (Tax Lot 8B, Block 4236) and described in Deed Book 1019, Page 697, Forsyth County Registry (Tax Lot 8A, Block 4236).

Being the same property conveyed to the Grantor in Deed Book 2510, Pages 486 through 496; Deed Book 2510, Pages 1916 through 1937; and Deed Book 2526, Pages 2027 through 2031, Forsyth County Registry.

The purpose of this Deed is to create one legal description for all of the contiguous tracts conveyed to the Grantor and to create one Tax Lot and Block as of January 1, 2005.