

2005046885 00183

FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXTX
\$436.00

PRESENTED & RECORDED:

07-20-2005 02:17 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK:RE 2584**PG:1305-1307**

Drafted by Don R. House
 Return to: House & Tippet, PLLC
 3325 Healy Drive Winston Salem, NC 27103

STATE OF NORTH CAROLINA)
)
 FORSYTH COUNTY)

SPECIAL WARRANTY DEED

THAT W. Michael Gilley, Trustee, whose address is 116 Cameron Way Circle, Winston-Salem, North Carolina 27103 (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by **ASSET MANAGEMENT GROUP II, LLC**, whose address is 3325 Healy Drive, Winston-Salem, North Carolina 27103 (the "Grantee") does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain tract of land (the "Land") situated in Forsyth County, North Carolina and described on **Exhibit "A"** which is attached hereto and incorporated herein by reference for all purposes; together with all of Grantor's right, title and interest in and to the rights and appurtenances pertaining solely to such Land, including any right, title and interest of Grantor in and to the centerline of adjacent roads, streets, alleys or rights-of-way to the extent (but only to the extent) that same relate to the Land, but specifically excluding from the interests conveyed to Grantee hereunder, Grantor's rights, title and interests in and to such rights and appurtenances to the extent they relate to other properties adjacent to, continuous with or in close proximity to the Land (all of such Land, rights, and appurtenances being hereinafter collectively referred to as the "Property").

The Property was transferred to Grantor by Deed recorded in Book 2520 at Page 3000 in the Forsyth County Registry of Deeds.

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular the Property unto

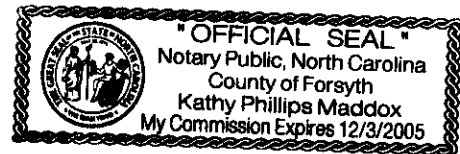
Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED effective July 15, 2005.

GRANTOR:

W. Michael Gilley (SEAL)
W. MICHAEL GILLEY

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH) ss:



I, the undersigned Notary Public of the County and State aforesaid, certify that W. MICHAEL GILLEY personally came before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and Notarial stamp or seal, this 15th day of July, 2005.

Kathy Phillips Maddox
Notary Public
My Commission expires: 12/3/05

The foregoing Certificate(s) of Kathy Phillips Maddox 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 Register of Deeds for Forsyth County.
By: [Signature] Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEGINNING at an iron stake in the western margin of Old Town Drive, the southeast corner of Lot 16, Hodgin Park, Plat Book 4 at page 30, the property now or formerly of Martha T. Hege; running thence North 80 deg. 40' West 271.18 feet with the southern edge of Lot 16 to an iron; running thence South 4 deg. 28' West 100 feet to an iron, the southwest corner of Lot 14; running thence North 86 deg. 18' West 77.12 feet to an iron; running thence South 41 deg. 15' West 53.30 feet to an iron, the corner of Wachovia Bank & Trust Co., 149.11 feet to the Western edge of Briarcliff Road Extension; running thence in a northeasterly direction with said street along a curve to the right 166.56 feet to a point, the chord for said arc having a bearing of North 73 deg. 22' East and a distance of 162.37 feet; running thence with said street South 84 deg. 17' East 103.20 feet to an iron, the intersection of said street with Old Town Drive; running thence with Old Town Drive North 2 deg. 23' East 55.36 feet to an iron; and continuing with Old Town Drive North 8 deg. 52' East 99.40 feet to the Point and Place of Beginning; being all of Lot 14 and a portion of Lots 10 and 12, Hodgin Park, Plat Book 4, page 30, and a portion of Lot 11, George Hodgin property. Also being that property described in Deed to Food Fair of North Carolina, Inc., recorded in Book 1004, pages 102 and 266. Being in every respect that property conveyed by Deed recorded in Book 1885 at page 1523.

TOGETHER WITH and SUBJECT TO the drainage easement 15 feet in width described in that Deed of Easement recorded in Book 1704, Page 188 of the Forsyth County Registry.

RECORDER'S MEMO
Record of Poor Quality Due
to Condition of Original