

2005067673 00150

FORSYTH CO, NC FEE \$20.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:
10-13-2005 01:57 PM
DICKIE C WOOD
REGISTER OF DEEDS
By: E NAVARRO DPTY
BK: RE 2608
PG: 3538-3540

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: No Taxable Consideration

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: McGuire & McGuire, P.O. Box 67, Thomasville, NC 27361-0067

This instrument was prepared by: Mark L. McGuire, Attorney at Law

Brief description for the Index: _____

THIS DEED made this 27th day of September, 2005, by and between

GRANTOR

GRANTEE

Dale Underhill and wife, Mona R. Underhill
Darrell E. Miller and wife, Linda K. Miller

Showcase Homes, Inc.
2182 Stoneridge Place
Winston-Salem, NC 27107

Enter 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 _____, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

TRACT ONE:
BEING KNOWN AND DESIGNATED as all of Lot No. 7 as shown on a plat of MILLER'S LANDING, said plat being duly recorded in the Office of the Register of Deeds for Forsyth County, North Carolina in Plat Book 49, at Page 3, to which map reference is hereby made for a more particular description.

see Exhibit "A" attached hereto

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2510 page 1109.

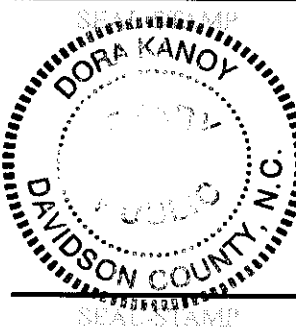
A map showing the above described property is recorded in Plat Book 49 page 3.

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, other than the following exceptions: Rights of Way, Easements, and Restrictions of record

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) _____ Dale Underhill (SEAL)
By: _____ Mona R. Underhill (SEAL)
By: _____ Darrell E. Miller (SEAL)
By: _____ Linda K. Miller (SEAL)

USE BLACK INK ONLY



State of North Carolina - County of Davidson
I, the undersigned Notary Public of the County and State aforesaid, certify that Dale Underhill, Mona R. Underhill, Darrell E. Miller, Linda K. Miller personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28th day of September, 2005. My Commission Expires: 7-31-2008 Notary Public

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__ My Commission Expires: _____ Notary Public

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ Witness my hand and Notarial stamp or seal this _____ day of _____, 20__ My Commission Expires: _____ Notary Public

The foregoing Certificate(s) of _____ 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: _____ Deputy/Assistant - Register of Deeds

EXHIBIT "A"

TRACT TWO:

BEGINNING at an iron pin set at the southeast corner of Lot No. 36 of Meadow Park as shown on Plat Book 7, Page 95, Forsyth County Registry; said beginning point also being in the northern line of Ronald Suttles (Deed Book 833, Page 375); thence from said beginning point along the eastern line of said Lot No. 36 North 19 degrees 37' 09" West 109.27 feet to an iron pipe in the northeast corner of Lot No. 36 and being in the southern margin of Radcliff Street (Not Constructed); thence along the margin of Radcliff Street (Not Constructed) North 51 degrees 57' 51" East 162.63 feet to an iron pipe; thence along the northeasterly margin of Crompton Street (Not Constructed) North 55 degrees 42' 09" West 491.50 feet to an iron pin set; thence continuing along said margin of Crompton Street (Not Constructed) along a curve having a radius of 281.17 feet and a chord bearing and distance of North 72 degrees 03' 48" West 165.05 feet to an iron pin set in the southern line of Bobby King (Book 2095, Page 674); thence along the southern line of Bobby King South 87 degrees 54' 16" East 550.74 feet to a concrete monument in the southwesterly right of way of Willard Road; thence along said right of way of Willard Road South 48 degrees 57' 46" East 691.34 feet to a concrete monument where the southwesterly right of way of Willard Road intersects the northwesterly right of way of Interstate 40; thence along said right of way of Interstate 40 South 59 degrees 34' 42" West 141.94 feet to an iron pin set; thence along the northern line of Shirley Tuttle (Book 1641, Page 3921) North 88 degrees 16' 29" West 357.61 feet to a stone; thence along the northern line of Ronald Suttles North 87 degrees 59' 17" West 120.40 feet to the point of Beginning, and containing 5.436 acres, more or less, according to a survey prepared by W. Lee Comer, PLS dated September 21, 2004 and designated Drawing No. 042162.

The above described tract is the remaining portion of that tract described in Deed Book 854, Page 86, Forsyth County Registry, plus a small piece remaining from a tract conveyed in Deed Book 1028, Page 522, Forsyth County Registry.

See Tax Block 1717, Lot 101J, Forsyth County Tax Maps

LESS AND EXCEPT the following described tract:
BEING KNOWN AND DESIGNATED as all of Lot No. 7 as shown on a plat of MILLER'S LANDING, said plat being duly recorded in the Office of the Register of Deeds for Forsyth County, North Carolina in Plat Book 49, at Page 3, to which map reference is hereby made for a more particular description.