

2005081794 00027

FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXTX
\$6430.00
 PRESENTED & RECORDED:
 12-13-2005 10:00 AM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: SHANNON BOSTIC-GRIFFITH DPTY
BK:RE 2624
PG:1807-1809

Excise Tax \$ **6430**

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____

Verified by Forsyth County on the _____ Day of December, 2005,
 by _____

Mall after recording to: Huy Q. Cao and Thuy-Trang T. Do, 11144 Tyrolean Way, San Diego, CA 92126

This instrument was prepared by:

Leah Matthew, First American Title Company, 411 Ivy Street, San Diego, CA 92101

Box 52

Brief description for the Index

1.4924 acre parcel, Plat Book 41, Page 2,
 Forsyth County Registry

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 8 day of December, 2005, by and between:

| GRANTOR | GRANTEE |
|--|---|
| Best Locations, LLC, a North Carolina Limited Liability Company | Huy Q. Cao, as to an undivided 50% interest, and Thuy-Trang T. Do, as to an undivided 50% interest |

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 of parcel of land situated in the City of Winston-Salem, Township, Forsyth County, North Carolina and more particularly described as follows:

BEING that certain 1.4924 acre parcel or tract of land shown and described on the Subdivision Plat, dated September 9, 1998, and prepared by Otis A. Jones Surveying Co., Inc., and recorded September 9, 1998, in Plat Book 41, at Page 2 of the Forsyth County Public Registry.

Together with and subject to all appurtenances, easements, rights and restrictions applicable to said property, if any.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2105, Page 1703, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 41, Page 2, 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 appurtenances, 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 exemptions:

1. Ad valorem taxes for the year 2006, and all subsequent years, not yet due and payable.
2. All easements, rights-of-way, and restrictive covenants, which appear of record, including those matters shown on the attached Exhibit A.

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

BEST LOCATIONS, LLC, a North Carolina Limited Liability Company

By: Michael D. Olander
Michael D. Olander, Manager

ATTEST:

Secretary
(Corporate Seal)

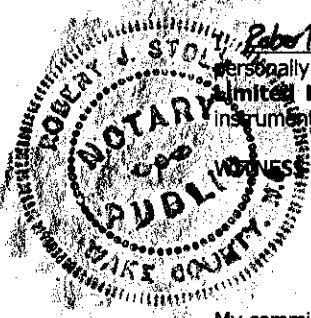
STATE OF: NORTH CAROLINA
COUNTY OF: Wake

Robert J. Stol, Notary Public for said County and State, hereby certify that **Michael D. Olander** personally came before me this day and acknowledged that he is the **Manager of Best Locations, LLC, a North Carolina Limited Liability Company**, and that by authority duly given and as the act of such entity, he executed the foregoing instrument on behalf of the limited liability company for the purposes therein expressed.

In witness my hand and official seal, this 8 day of December, 2005.

Robert J. Stol
Notary Public

My commission expires: Nov 13, 2006



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

REGISTER OF DEEDS FOR Forsyth COUNTY.

By: _____
Deputy/Assistant - Register of Deeds

Exhibit "A"

1. Taxes for the year 2006, a lien as of January 1, 2006, due and payable September 1, 2006, and past due after December 31, 2006.
2. Easements, setback lines and any other matters shown on plat recorded in Plat Book 41, Page 2; Plat Book 4, Page 196; Plat Book 5, Page 82; Plat Book 19, Page 99, Forsyth County Registry.
3. Plat Recording Authorization and/or statement of Dedication of Streets or Roads by Individuals recorded in Book 2023, Page 3187, Forsyth County Registry.
4. The following matters that are shown by survey dated September 1998, last revised on November 2, 2005, by Otis Albert Jones, Registered Land Surveyor, and plat recorded in Plat Book 41, Page 2, Forsyth County Registry; a) 20 foot water line easement crossing subject property pursuant to instrument recorded in Book 1192, Page 1561, aforesaid Registry; b) Gas meters located on and gas lines and drainage pipe(s) crossing subject property; c) Controlled access characteristics of University Parkway affecting the northerly and westerly boundaries of subject property; d) Power poles located on and power lines crossing subject property pursuant to instrument recorded in Book 995, Page 377, aforesaid Registry; e) Commercial billboard sign located on subject property; f) RCP's; g) Sign(s); h) Irrigation Box(es); i) Hydrant(s); j) Clay Pipe(s); k) Water Valve(s); l) Water line(s).
5. Resolution ordering the closing of a portion of Robin Wood Lane recorded in Book 1954, Page 177, Forsyth County Registry.
6. Easements to Duke Power Company recorded in Book 768, Page 89; Book 95, Page 377; Book 2023, Page 1564, Forsyth County Registry.
7. Grant of Easement to Forsyth County recorded in Book 795, Page 111, Forsyth County Registry.
8. Grant of Easement to City of Winston-Salem recorded in Book 1992, Page 1561, Forsyth County Registry.
9. Easements to Old Town Telephone System recorded in Book 679, Page 221, Forsyth County Registry.
10. Right of Way Agreement to State Highway Commission recorded in Book 834, Page 281, Forsyth County Registry.
11. Permit to Southern Bell Telephone recorded in Book 847, Page 370, Forsyth County Registry.
12. Easement and Agreement to the City of Winston-Salem recorded in Book 821, Page 183, Forsyth County Registry.
13. Easement(s) to Piedmont Publishing Company recorded in Book 497, Page 79, Forsyth County Registry.
14. Rights of Green Apple, LLC, as tenant, pursuant to an unrecorded lease evidenced by a Lease Subordination, Non-Disturbance and Attornment Agreement being recorded concurrently herewith, Forsyth County Registry.