

2006001478 00268

FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

01-09-2006 04:41 PM

DICKIE C WOOD
REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2630

PG: 2370-2372

ENVELOPE

Mail after recording to: 6940 Broad St, Rural Hall, NC 27045

This instrument was prepared by: George S. Thomas

Excise Tax

NORTH CAROLINA

GENERAL WARRANTY DEED

FORSYTH COUNTY

THIS DEED made this 31st day of December, 2005, by and between THREE BROTHERS, a North Carolina general partnership, hereinafter referred to as "Grantor"; and GD SINGH, LLC, hereinafter referred to as "Grantee";

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

SEE EXHIBIT "A" ATTACHED

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:

Save and except easements, restrictions and right-of-ways on subject property; the 2005 taxes shall be prorated and all future taxes be paid by the Grantee.

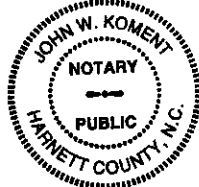
IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

Deepak Singh (Seal)
THREE BROTHER, a North Carolina Partnership
Deepak Singh, a General Partner

Gurnit Singh

State of North Carolina
Forsyth County

I John W. Koment of Harnett County, North Carolina do certify that on this 31st day of December, 2005, before me personally appeared Deepak Singh and Gurnit Singh, General Partners of Three Brothers, a North Carolina general Partnership,, personally known to me to be the person whose name is signed on the preceding or attached record, and acknowledged to me that he signed it voluntarily for its stated purpose.



(Official seal)

[Signature]
Official Signature of Notary

My commission expires the 19 day of January, 2008.

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
FORSYTH COUNTY REGISTER OF DEEDS

By: _____

EXHIBIT A PROPERTY DESCRIPTION

BEGINNING at a nail in the pavement in the western right-of-way line of U. S. Highway No. 52 said nail being located the two following courses and distances from the southwest intersection of the right-of-way lines of U. S. Highway 52 and Wall Street, to-wit: South 04 deg. 04' 06" East 98.07 feet and South 01 deg. 24' 24" East 37.60 feet to a nail; thence from said beginning point along the western right-of-way line of U. S. Highway 52 on a curve to the right, the radius of which is 1460.497 feet and a chord bearing and distance of South 02 deg. 16' 32" West 150.07 feet to an iron in the north line of Lot 15 as shown on Map of Lillie Kiser Wall property recorded in Plat Book 8, Page 206(2) in the Office of the Register of Deeds of Forsyth County, North Carolina; thence along the north line of said Lot 15, North 85 deg. 59' 40" West 140 feet to an iron; thence North 02 deg. 16' 32" East 150.07 feet to an iron; thence South 85 deg. 59' 40" East 140 feet to the point and place of **BEGINNING**. Being part of Tax Lots 103 and 104, Block 4935, Forsyth County Tax Maps as presently constituted, all according to survey of Kenneth Lee Foster dated July 27, 1988.

TOGETHER with a non-exclusive easement of ingress, egress and regress over and upon a tract or parcel of land approximately 37 feet in width and leading from the western right-of-way of U. S. Highway 52 in a westwardly direction 140 feet, more or less, and being described as follows:

BEGINNING at a nail in the western right-of-way line of U. S. Highway 52, said nail being the northeast corner of the property described above; thence from said beginning point, North 85 deg. 59' 40" West 140 feet to an iron; thence North 04 deg. 08' 35" East 37.43 feet to an iron; thence South 85 deg. 59' 40" East 136.36 feet to a nail in the western right-of-way line of U. S. Highway 52; thence along the western right-of-way line of U. S. Highway 52 on a curve to the right, the radius of which is 1460.50 feet and a chord bearing and distance of South 01 deg. 24' 24" East 37.60 feet to the point and place of **BEGINNING**, all according to survey of Kenneth Lee Foster dated July 27, 1988.

The parties hereto intend that the above described property is to be used for the purpose of gaining access to U S. Highway 52 from the property described above through an existing curb cut.