


2006017701 00273


 FORSYTH CO, NC FEE \$41.00
NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED:
 03-24-2006 03:39 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: ROSALYN E MARSH DEPUTY
BK:RE 2648
PG:1196-1205

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20__
 By: **MAIL ALL FUTURE TAX BILLS TO MAILING ADDRESS BELOW**

Mail/Box to: Joseph M. Coltrane, Jr. **FOD Box 114**

This instrument was prepared by: Joseph M. Coltrane, Jr. (No title search requested and none performed)

Brief description for the Index: _____

THIS DEED made this **20th** day of March, 2006, by and between

GRANTOR

GRANTEE

GEORGE C. PAGE, JR. (a/k/a GEORGE C. PAGE AND a/k/a GEORGE C. PAGE, II) (Legally Separated)

JANE B. PAGE (Legally Separated)

Mailing Address:
152-B Furlong Industrial Drive
Kernersville, NC 27284

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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A MORE PARTICULAR DESCRIPTION.

By execution and recordation of this deed, Grantor intends to convey the herein described property, to release and waive all marital rights of any nature whatsoever in the herein described property, and to vest ownership in the Grantee as a "Free Trader." Grantor conveys only such right, title and interest as he may own, subject to all taxes, liens, encumbrances and other matters appearing on the public record, and without warranties of any nature whatsoever.

This deed is executed and recorded as a part of a division of marital property. There is no taxable consideration.

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 _____ page _____.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

(Entity Name)

 (SEAL)
GEORGE C. PAGE, JR. (a/k/a George C. Page and a/k/a George C. Page, II)

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

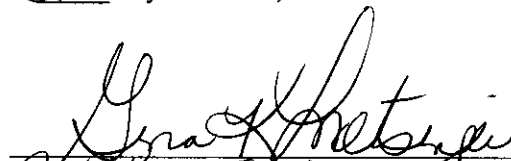
By: _____
Title: _____

(SEAL)

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that **GEORGE C. PAGE, JR. (a/k/a George C. Page and a/k/a George C. Page, II)** whom I have personal knowledge of, personally appeared before me this day acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. Witness my hand and Notarial stamp or seal this 20th day of March, 2006.

My Commission Expires: 9/8/2007


GINA K. MOTSINGER Notary Public

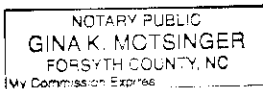


EXHIBIT "A"
Property of Jane B. Page

TRACT #1: 4426 Kernersville Road, Kernersville, North Carolina
Tax Block 5639, Lot 028

BEGINNING at an iron stake at the south edge of the pavement of the Winston-Salem Greensboro Road, and the west edge of a roadway, and runs South 5° 05' West 477.5 feet to an iron stake, Yorkley's corner; thence North 72° 23' West 65 feet to an iron stake in Yorkley's line; thence North 1° 33' West 407.4 feet, a new line to an iron stake at the south edge of the pavement; thence North 67° 05' East 125 feet to the **BEGINNING** corner, and being the eastern portion of Lot 3 of E. J. Sapp Estate, said map being recorded in the Register of Deeds of Forsyth County, North Carolina in Plat Book 9 at Page 98.

The above-described property is that same property as described in Deed Book 1025 at Page 309, Forsyth County Registry.

TRACT #2: 4685 Linville Avenue, Kernersville, North Carolina 27284
Tax Block 5637, Lots 16, 17, 18, 19, 020A and 101

Lying and being in Abbotts Creek Township, Forsyth County, North Carolina, and **BEGINNING** at an iron stake in the northern right-of-way line of Linville Avenue, said stake being North 87° East 235 feet along a northern right-of-way line of Linville Avenue from the northeast intersection of Bessie Street and Linville Avenue; running thence North 02° 38' West 166.4 feet to a new iron stake; running thence North 87° East 125 feet to a new iron stake; running thence South 49° 57' East 19.04 feet to an iron stake; thence South 87° West 14 feet to an iron stake, the northernmost corner of Lot 15 as shown on the map of Linville Heights, Plat Book 10 at Page 106, Forsyth County Registry; running thence South 02° 38' East 153.4 feet to an iron stake, the southwest corner of Lot 15 and being in the northern right-of-way line of Linville Avenue; thence along the northern right-of-way line of Linville Avenue South 87° West 125 feet to an iron stake, the place of **BEGINNING**; being known and designated as all of Lots 16, 17, 18, and 19 and the eastern portion of Lot 20 as shown on the map of Linville Heights, Plat Book 10 at Page 106, Forsyth County Registry, and a portion of Lot 5, map of B. X. Linville Estate, Plat Book 10, Page 29, Forsyth County Registry; reference to said plats being made for a more complete description of this property.

EXHIBIT "A" CONTINUED (PAGE TWO)
Property of Jane B. Page

TRACT #3: 210 Century Boulevard, Kernersville, North Carolina 27284
Tax Block 5351, Lot 313

BEGINNING at a new iron pipe in the east line of the property of James L. Turner as described in Deed Book 878 at Page 303, Forsyth County Registry; said beginning point further being distant North 00° 54' 56" East 288.29 feet from the northwest corner of the property of L.I.C. Associates I, as set forth in Deed Book 1390 at Page 51, Forsyth County Registry; thence from said beginning point and running with the line of James L. Turner property, North 00° 54' 56" East 150 feet to an established iron pipe, said iron pipe being distant South 01° 11' 35" West 356.71 feet from the northwest corner of the property of Simpson and Page as described in Deed Book 1240 at Page 1, Forsyth County Registry; thence a new line with the property of Simpson and Page, North 63° 49' 56" East 202.22 feet to an established iron pipe in the west margin of the Century Boulevard; thence with the west margin of the right-of-way of Century Boulevard, South 28° 13' 01" East 130 feet, more or less, to a new iron pipe; thence another new line with Simpson and Page property, South 67° 13' 28" West 276.36 feet to the point and place of **BEGINNING**, containing 0.784 acres, more or less, and being a part of Tax Lot 311, Block 5351, Kernersville Township, on the Forsyth County Tax Maps, according to a survey made by Larry L. Callahan, RLS, on October 25, 1983.

The above-described property is a portion of that conveyed to George C. Page and wife, Jane B. Page and Morrell B. Simpson, Jr. and wife, Martha L. Simpson as set forth in Deed Book 1240 at Page 1, Forsyth County Registry.

TRACT #4: 110 Majestic Way Court, Kernersville, North Carolina 27284
Tax Block 5409B Lots 004 and 005

BEING KNOWN AND DESIGNATED as Lots 4 and 5 of "**INDUSTRIAL PARK 1, SECTION 1**", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 31 at Page 140, reference to which is hereby made for a more particular description.

TRACT #5: 121 Majestic Way Court, Kernersville, North Carolina 27284
Tax Block 5409B Lot 006

BEING KNOWN AND DESIGNATED as Lot 6 of "**INDUSTRIAL PARK 1, SECTION 1**", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 31 at Page 140, reference to which is hereby made for a more particular description.

The property is already titled solely in Grantee's name.

EXHIBIT "A" CONTINUED (PAGE THREE)
Property of Jane B. Page

TRACT #6: 1320 East Mountain Street, Kernersville, North Carolina 27284
Tax Block 5402, Lot 014E

BEGINNING at an iron pipe in the south margin of the right-of-way of U.S. Highway 421, said iron pipe marking the northwest corner of that property conveyed to Grady L. Johnson in Deed Book 1351, Page 118, Forsyth County Registry, and the northeast corner of the herein described property. Thence from said beginning point and running with Johnson's west line, South 04° 56' 22" West 240.51 feet to an iron pipe in the north margin of the right-of-way for Southern Railroad; thence running with the margin of the right-of-way for Southern Railroad, North 89° 00' West 159.19 feet to a point; thence a new line North 05° 05' 24" East 263.76 feet to a point in the south margin of the right-of-way of U. S. Highway 421; thence running with the south margin of the right-of-way of said highway, South 80° 36' 32" East 158 feet, more or less to the place of **BEGINNING**. The above-described property is a part of that property described in Book 1434 at Page 1161, Forsyth County Registry.

TRACT #7: 152 Furlong Industrial Drive, Kernersville, North Carolina
Tax Block 5409B Lot 019

BEING KNOWN AND DESIGNATED as Lot 19 of "**INDUSTRIAL PARK I, SECTION TWO**", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 31 at Page 141, reference to which is hereby made for a more particular description.

TRACT #8: 153 Furlong Industrial Drive, Kernersville, North Carolina 27284
Tax Block 5409B, Lot 017

BEING KNOWN AND DESIGNATED as Lot 17 of "**INDUSTRIAL PARK I, SECTION TWO**", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 31 at Page 141, reference to which is hereby made for a more particular description.

TRACT #9: 159 Furlong Industrial Drive, Kernersville, North Carolina 27284
Tax Block 5409B, Lot 018

BEING KNOWN AND DESIGNATED as Lot 18 of "**INDUSTRIAL PARK I, SECTION TWO**", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 31 at Page 141, reference to which is hereby made for a more particular description.

EXHIBIT "A" CONTINUED (PAGE FOUR)
Property of Jane B. Page

TRACT #10: 975 Longreen Drive, Kernersville, North Carolina 27824
Tax Block 5641F, Lot 011B

BEING KNOWN AND DESIGNATED as Lot 11 of "**QUAIL HOLLOW, SECTION II**", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 32 at Page 190, reference to which is hereby made for a more particular description. This property is jointly owned with Frederickson.

TRACT #11: PAGE & PAGE III PARTNERSHIP (These properties are jointly owned with George C. Page III and wife Melanie Peele-Page) Grantor intends to convey his entire interest in said properties, and the partnership known as "Page & Page III) to Jane B. Page, the Grantee:

11-A. CAMP BETTY HASTINGS ROAD
Book 2454, Page 3945, Block 5155, Lots 8A & 8B;

BEGINNING at an iron stake, being the southwest corner of T. Ruben Waggoner in the line of Jerry N. Grubbs, also being the northwest corner of that tract of land described in Deed Book 355, Page 33; running thence eastwardly along the line of said T. Ruben Waggoner a distance of 500 feet to a point in the line of said T. Ruben Waggoner, being a new corner; thence South 7° 5' East 300 feet to a point, a new corner; thence westwardly parallel with the south line of T. Ruben Waggoner, a distance of 500 feet to a point in the line of Jerry N. Grubbs, said point being South 7° 5' East from the southwest corner of the T. Ruben Waggoner property; thence along the east line of Jerry N. Grubbs, North 7° 5' West 300 feet to the place of **BEGINNING**, being a tract of land 300 feet by 500 feet carved from the northwestern portion of the property deeded by R. A. Talley and wife, Robah G. Talley in Deed Book 355, Page 333 (known as Lot 8, Block 5155, as shown on the Forsyth County Tax Map of Salem Chapel Township).

BEGINNING at a stone, corner of Jerry N. Grubbs, said corner being distance 160 feet eastwardly from Camp Betty Hastings Road, said corner being in the line of George Matthews; running thence along the northern line of said George Matthews' line, South 85° 30' East 1244 feet, more or less, to a stone, corner of George Matthews, and in the western line of Robah G. Talley; thence along the line of Robah G. Talley, North 3° 30' East 667 feet, more or less, to a stone in the south line of T. Ruben Waggoner; thence along said line of T. Ruben Waggoner westwardly a distance of 850 feet to a point in the said south line of T. Ruben Waggoner; being the northeast corner of a tract of land 300 feet by 500 feet deeded by Robah G. Talley, et ux, to Thorman Gray Talley of even date herewith; thence South 7° 5' East 300 feet to a point, being the southeast corner of the aforesaid 300 feet by 500 feet tract of land; thence westwardly along said tract a distance of 500 feet to a point in the line of Jerry N. Grubbs, being the southwest corner of the aforesaid 300 feet by 500 feet tract; thence along the said east line of Jerry N. Grubbs, South 7° 5' East 261 feet, more or less, to a stone, the place of **BEGINNING**, being the greater portion of that tract of land deed

EXHIBIT "A" CONTINUED (PAGE FIVE)
Property of Jane B. Page

from R. A. Talley and wife, to Robah G. Talley in Deed Book 355, Page 33 (known as Lot No. 8, Block 5155, as shown on the Forsyth County Tax Map of Salem Chapel Township).

TOGETHER WITH that certain 30 foot easement conveyed to Grantors in Deed Book 2131, Page 3047, Forsyth County Registry. Reference: Book 1969, Page 1466, Forsyth County Registry.

11-B. PEGG STREET, KERNERSVILLE, NORTH CAROLINA

Block 2137, Lot 16B (125 Pegg Avenue, Kernersville, North Carolina 27284)

BEGINNING at a new iron pipe in the west margin of the right-of-way of Pegg Avenue, said iron pipe being distant, North 28° 48' 31" West 111.77 feet from the southeast corner of Lot 16 of the property of O. G. Pegg and J. C. Ragland as set forth in Plat Book 13, Page 209, Forsyth County Registry and further being the northwest intersection of Ragland Street and Pegg Avenue; thence from said point of beginning South 60° 10' 14" West 123.26 feet to a new iron pipe in the line of the property of Wayne F. Mabe as described in Deed Book 1880 at Page 156, Forsyth County Registry; thence with the line of said Mabe property falling in with the line of the property of Wayne F. Mabe as described in Deed Book 1666, Page 1971, Forsyth County Registry, North 33° 10' 51" West 94.75 feet to a new iron pipe; thence North 60° 10' 14" East 130.48 feet to a new iron pipe in the west margin of the right-of-way of Pegg Avenue; thence with the west margin of the right-of-way of Pegg Avenue, South 28° 48' 31" East 94.60 feet to the point and place of **BEGINNING**, containing 0.275 acres, more or less, and being a part of Tax Lot 16 in Block 2137, Kernersville Township, on the Forsyth County Tax Maps and further being designated as 125 Pegg Avenue, Kernersville, North Carolina and being a part of that property described in Deed Book 2378 at Page 4357, Forsyth County Registry, according to a survey made by Wayne T. Sims, PLS on July 15, 2003 entitled "Map for Ronnie Roberts", and being Job No. 12286-1.

Block 2137, Lot 16C (129 Pegg Avenue, Kernersville, North Carolina 27284)

BEGINNING at a new iron pipe in the west margin of the right-of-way of Pegg Avenue, said point of beginning being distant, North 28° 48' 31" West 206.37 feet from the southeast corner of Lot 16 of the property of O. G. Pegg and J. C. Ragland as set forth in Plat Book 13 at Page 209, Forsyth County Registry and further being the northwest intersection of Ragland Street with Pegg Avenue; thence South 60° 10' 14" West 130.48 feet to a new iron pipe in the line of the property of Wayne F. Mabe as described in Deed Book 1666 at Page 1971, Forsyth County Registry; thence with the line of said Mabe property, North 33° 10' 51" West 89.77 feet to a new iron pipe; thence North 60° 10' 14" East 137.33 feet to a new iron pipe in the west margin of the right-of-way of Pegg Avenue; thence with the west margin of the right-of-way of Pegg Avenue, South 28° 48' 31" East 89.63 feet to the point and place of Beginning, containing 0.275 acres, more or less, and being a part of Tax Lot 16 in Block 2137, Kernersville Township on the Forsyth County Tax Maps, and further being a part of that property described in Book 2378 at Page 4357, Forsyth County Registry, and being designated as 129 Pegg Avenue, Kernersville, North Carolina, according to a survey made by Wayne T. Sims, PLS on July 15, 2003 entitled "Map for Ronnie Roberts," being Job No. 12286-1.

EXHIBIT "A" CONTINUED (PAGE SIX)
Property of Jane B. Page

Block 2137, Lot 16D (133 Pegg Avenue, Kernersville, North Carolina 27284)

BEGINNING at a new iron pipe in the west margin of the right-of-way of Pegg Avenue, said point of Beginning being distant, North 28° 48' 31" West 296.00 feet from the southeast corner of Lot 16 of the property of O. G. Pegg and J. C. Ragland as set forth in Plat Book 13 at Page 209, Forsyth County Registry, and further being the northwest intersection of Ragland Street and Pegg Avenue and said point of beginning further being distant South 28° 48' 31" East 103.00 feet from the northeast corner of Lot 16 of the property of O. G. Pegg and J. C. Ragland as set forth in Plat Book 13 at Page 209, Forsyth County Registry; thence South 60° 10' 14" West 137.33 feet to a new iron pipe in the line of the property of Wayne F. Mabe as described in Deed Book 1666, Page 1971, Forsyth County Registry; thence with the said Mabe property, North 33° 10' 51" West 55.54 feet to a new iron pipe; thence continuing North 33° 10' 51" West 12.00 feet to a new iron pipe in the line of Lot 8 of the property of W. O. and D. L. Donnell as described in Plat Book 13 at Page 118, Forsyth County Registry; thence with the line of Lots 8, 9, 10, 11, 12 and a portion of Lot 13 of the aforesaid property, North 42° 31' 58" East 150.36 feet to a point in the branch at the northwest termination of Pegg Avenue; thence with the west margin of the right-of-way of Pegg Avenue, South 28° 48' 31" East 10.00 feet to a new iron pipe; thence continuing South 28° 48' 31" East 103.00 feet to the point and place of **BEGINNING**, containing 0.291 acres, more or less, and being the northern portion of Tax Lot 16 in Block 2137, Kernersville Township, on the Forsyth County Tax Maps and further being a part of that property described in Deed Book 2378 at Page 4357, Forsyth County Registry and being designated as 133 Pegg Avenue, Kernersville, North Carolina, according to a survey made by Wayne T. Sims, PLS on July 15, 2003 entitled "Map for Ronnie Roberts" and being Job No. 12286-1.

11-C. 1203 EAST MOUNTAIN STREET, KERNERSVILLE, NORTH CAROLINA
Book 2181, Page 3668 - Block 5402, Page 3D

BEGINNING at an iron pipe in the north margin of the right-of-way of U. S. Highway 421, said iron pipe marking the southwest corner of the herein described property and the southeast corner of that property now or formerly owned by David Pearman (Deed Book 826 at Page 357, Forsyth County Registry). Thence from said Beginning point and running with the north margin of the right-of-way of U. S. Highway 421, South 80° 44' 53" East (crossing over an iron pipe at 179.9 feet) a total of 220.09 feet to an iron pipe marking the southwest corner of that property conveyed to Brake and Bit Repair Service, Inc. (Book 1490, Page 976, Forsyth County Registry); thence running with the west line of Brake & Bit Repair Service, Inc., North 4° 11' 43" East 730.0 feet, more or less, to a point in the line of the George C. Page property; thence running with Page's south line, North 80° 09' 20" West 219.93 feet, more or less, to an iron pipe, a corner with Page; thence running with Page's east line, South 4° 18' West 330.0 feet to an iron pipe, Pearman's northeast corner; thence continuing with Pearman's east line, South 04° 09' 23" West 400.00 feet, to the point and place of **BEGINNING**, containing 3.67 acres, more or less, and being all of Tax Lot 0093D, Block 5401, as the Forsyth County Tax Maps are presently constituted.

EXHIBIT "A" CONTINUED (PAGE SEVEN)**Property of Jane B. Page****11-D. 2708 PINEY GROVE ROAD, KERNERSVILLE, NORTH CAROLINA
Book 2558, Page 3384, Block 5243, Lots 10J and 10Q**

BEGINNING at a point in the centerline of State Road 1969, also known as Piney Grove Road, said point being distant, North 87° 53' 01" West 30 feet from an iron located in the eastern margin of the right-of-way of Piney Grove Road, said iron also lying in the northern line of property deeded to Wayne Willard in Deed Book 683, Page 309, Forsyth County Registry; thence with the centerline of Piney Grove Road, North 05° 04' 27" East 49.44 feet to a point; thence with the centerline of Piney Grove Road, North 01° 08' 09" East 50 feet to a point; thence with the centerline of Piney Grove Road, North 04° 01' West 47.51 feet to a point; thence North 88° 49' 21" East 30 feet to an old iron in the eastern margin of the right-of-way of Piney Grove Road, said iron also lying in Norman E. Hester's southern line; thence with the southern line of Norman E. Hester, North 88° 49' 21" East 178.75 feet to an old iron, Norman E. Hester's southeastern corner; thence North 88° 49' 21" East 66.69 feet to a new iron pipe; thence South 00° 27' 21" West 179.03 feet to an iron in the northern line of Richard D. Larrimore; thence with the northern line of Richard D. Larrimore, North 86° 06' 47" West 86.68 feet to a point in the eastern line of property deeded to Wayne Willard in Deed Book 683, Page 309, Forsyth County Registry; thence with Wayne Willard's eastern line, North 02° 03' 59" East 13.85 feet to an old iron, Wayne Willard's northwest corner; thence with Wayne Willard's northern line, North 87° 53' 01" West 160.15 feet to an iron lying in the eastern margin of the right-of-way of Piney Grove Road; thence North 87° 53' 01" West 30 feet to the point and place of **BEGINNING**, containing 1.00 acre, more or less, according to a unrecorded map and survey for Marshall Alan Hester by Kenneth Anthony Vaughn, RLS dated April 1, 1983, subject to such rights of way and easements held by the North Carolina State Highway Commission for the use, construction and maintenance of state road 1969, also known as Piney Grove Road.

And also, **BEGINNING** at an iron pipe located at the northeast corner of the Marshall Alan Hester property described in Deed Book 1399 at Page 335; thence North 89° 22' 54" East 266.34 feet to an iron; thence North 74° 02' 57" East 1342.42 feet to an iron pipe located in the line of Ila N. Lewis, Deed Book 1325 at Page 1277; thence South 06° 20' 17" West 377.92 feet to an existing iron pipe; thence South 81° 37' 40" West along the northern line of Richard D. Larrimore 1319.39 feet to an iron pipe; thence North 85° 28' 39" West along Larrimore's northern line 194.67 feet to an iron pipe located at the southeast corner of Marshall Alan Hester, Deed Book 1399 at Page 335; thence North 01° 03' 04" East 179.08 feet to an iron pipe the point and place of **BEGINNING**, and being 9.29 acres, more or less, according to a survey by Larry L. Callahan, RLS dated March 3, 1997, and designated job number 8876-3.

**11-E. 5.55 ACRES ADJACENT TO KRISTEN'S GATE SUBDIVISION
Book 2365, Page 5067, Block 5409A, Lot 201**

BEGINNING at the southwest corner of Lot 53 of Kristen's Gate Revised as set forth in Plat Book 31, Page 152, in the Office of the Register of Deeds of Forsyth County, North Carolina and further being the northwest corner of that parcel designated as "Future Development" on the aforesaid plat; thence with the south lines of Lots 53, 52, and 51 of said Kristen's Gate North 81° 30'

EXHIBIT "A" CONTINUED (PAGE EIGHT)
Property of Jane B. Page

East 350.0 feet to a point in the south line of Lot 51; thence with the south line of Lot 51 and falling in with the south line of Lot 50, South 65° 00' East 120.00 feet to a point in the south line of said Lot 50; thence with the south line of Lot 50, and falling in with the south lines of Lots 49, 48, 47, 46 and 45 of Kristen's Gate, North 76° 18' 1" East 533.22 feet to a point in the south line of the aforesaid Lot 45; thence with the east line of Lots 45 and 44 of Kristen's Gate, North 08° 56' 15" East 120.00 feet to a point in the line of said Lot 44; thence continuing with the line of said Lot 44, North 41° 44' 16" East 72.35 feet to a point in the west margin of the right-of-way of Clay Flynt Road as shown on the plat of Huntington Run, Phase Three as set forth in Plat Book 38 at Page 146, Forsyth County Registry; thence along the west margin of the right-of-way of Clay Flynt Road on a curve to the left having a radius of 430.00 feet, a delta angle of 13° 23' 30" on a chord bearing of South 14° 37' 08" West a chord distance of 100.28 feet to an existing persimmon tree as shown on the aforesaid Kristen's Gate plat as well as the aforesaid Huntington Run Phase Three plat; thence South 08° 56' 15" West 445.00 feet to a new iron pipe; thence North 88° 30' 49" West 646.54 feet to a flat bar at the northeast corner of Lot 18 of Industrial Park I, Section 2 as set forth in Plat Book 31 at Page 141, Forsyth County Registry; thence with the north line of said Lot 18 and falling in with the north line of Lot 17 of Industrial Park I, Section 2, North 89° 08' 38" West 367.10 feet to an iron stake at the southeast corner of Lot 12 of said Linville Hills, North 18° 41' 31" East 195.36 feet to the point and place of **BEGINNING**, containing 5.55 acres, more or less and further being the majority of that property designated as "Future Development" as set forth on a plat of Kristen's Gate Revised as set forth in Plat Book 31 at Page 152, Forsyth County Registry, and further being designated as Tax Lot 201, Block 5409A, Kernersville Township on the Forsyth County Tax Maps, and further being a part of that property as described in a deed recorded in Book 1509 at Page 1883, Forsyth County Registry.