

2006018864 00111
 FORSYTH CO, NC FEE \$20.00
NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED:
 03-30-2006 11:14 AM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: SHANNON BOSTIC-GRIFFITH DPTY
BK: RE 2649
PG: 2574-2576

ENVELOPE

This instrument drafted by: John A. Richardson, III
No Title Search Performed nor Requested

After recording, mail to: **Mark D. Muncus**
309 Biscayne Street
Winston-Salem, NC 27104

After recording, send tax bills to: **Mark D. Muncus**
309 Biscayne Street
Winston-Salem, NC 27104

Tax Block: 2999 Tax Lot: 009A

No Taxable Consideration
MM

North Carolina)
)
Forsyth County)

GENERAL WARRANTY DEED

This deed, made this the 30th day of March, 2006, by Noez Properties, L.L.C., a North Carolina limited liability company ["Grantor"] of Forsyth County, North Carolina to Mark D. Muncus, unmarried ["Grantee"] of Forsyth County, North Carolina;

WITNESSETH:

That the said Grantor in consideration of Ten Dollars (\$10.00) and other valuable consideration to them paid by the said Grantee/Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents do bargain, sell, and convey unto the said Grantee/Grantees, his/her/their/its heirs and assigns, a tract or parcel of land in the County of Forsyth, and State of North Carolina, in the _____ Township, and described as:

SEE ATTACHED EXHIBIT A

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee/Grantees and his/her/their/its assigns and successors-in-interest forever.

And the said Grantor does covenant that it is seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that it will warrant and defend the said title to the same against the lawful claims of all persons whatsoever.

In Testimony Whereof, the said Grantor has hereunto set its hands and seals the day and year first above written as a duly authorized act of the limited liability company.

Noez Properties, L.L.C.

By: Mark D. Muncus (SEAL)
Member-Manager

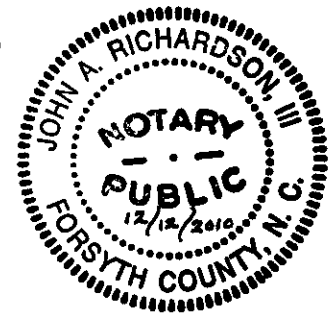
North Carolina
Forsyth County

I, John A. Richardson, III, a Notary Public in and for Forsyth County, State of North Carolina, do hereby certify that Mark D. Muncus, [member-manager of Noez Properties, L.L.C., a North Carolina limited liability company] personally appeared before me this day and acknowledged the execution of the foregoing General Warranty Deed as a duly authorized act of the limited liability company. Witness my hand and Notarial Seal, this the 30th day of March, 2006.

John A. Richardson (seal)
Notary Public

My Commission Expires: 12/12/10

SEAL



Dickie C. Wood, Register of Deeds for Forsyth County, North Carolina by: _____

EXHIBIT A

Beginning at an existing iron stake along the eastern right of way line of Pine View Drive, said iron stake marking the northwest corner of the within described property and the southwest corner of the Lee Roy Blalock, Jr. property (Tract I in Deed Book 1236, Page 233, Forsyth County Registry); thence from said **BEGINNING POINT**, **South 88 deg. 55' 00" East 169.78 feet to a new iron stake** along the Blalock line; thence a new line **South 05 deg. 15' 48" West 120.66 feet to a new iron stake** along an old road and also marking the southeast corner of the within described property; thence **North 87 deg. 11' 51" West 169.49 feet to a new iron stake** marking the southwest corner of the within described property and also being along the eastern right-of-way line of Pine View Drive; thence along the eastern right-of-way line of Pine View Drive, **North 05 deg. 15' 48" East 115.56 feet to an existing iron stake** marking the **POINT AND PLACE OF BEGINNING** and containing **20,000 square feet**, more or less. This description is in accordance with a survey prepared by Ronald Lee Oxendine, R.L.S. entitled "Survey for Josef Windisch"; dated November 7, 1995; and further designated as Job No. 950037. Together with improvements located thereon; said property being located at 5557 Pine View Drive, Winston-Salem, North Carolina.

The above-described property is the western portion of that property described as Tract 1 in Deed Book 1789, Page 1987, Forsyth County Registry and is further designated as the western portion of Tax Lot 9 in Block 2999 on the Forsyth County Tax Maps.

For back title, see Deed Book 2571, Page 3114; Deed Book 2533, Page 430; Deed Book 1898, Page 4006; Deed Book 1789, Page 1987; Deed Book 1318, Page 1065 and Deed Book 485, Page 026; F.C.R

The above-described property is subject to an easement described at Deed Book 488, Page 456 and a road maintenance agreement recorded at Deed Book 1898, Page 658; F.C.R.

The above-described property is further subject to an accurate survey as the Western line call of 120.66' to an iron does not conform with a 16 March 2006 Forsyth County Tax Mapping calculated distance of 105.0'.

Property Address: **5557 Pine View Drive**
Winston-Salem, NC 27105