

ENVELOPE

2006021526 00187
 FORSYTH CO, NC FEE \$20.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED:
 04-10-2006 01:38 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: E NAVARRO DPTY
 BK: RE 2652
 PG: 2736-2738

Tax Lot / Parcel ID: 2203 108

NO TAXABLE CONSIDERATION

Mail after recording to Grantee at 2905 Briarcliffe Road, Winston-Salem, NC 27106

Mail future tax bills to Grantee at 2905 Briarcliffe Road, Winston-Salem, NC 27106

This instrument was prepared by Andrew D. Hart

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4 day of April, 2006, by and between:

GRANTOR	GRANTEE
WILLIAM W. SLOAN, JR., and wife, BARBARA ANN CLIFFORD	SLOAN-CLIFFORD, LLC a North Carolina limited liability company 2905 Briarcliffe Road Winston-Salem, NC 27106

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 or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Being all of Tax Block 2203, Lot 108, Forsyth County Tax Maps.

Property Address: 2910 Briarcliffe Road, Winston-Salem, NC 27106

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2048, Page 2794.

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: Easements, rights-of-way and restrictions of record, if any; zoning and other governmental regulations; further subject to taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officer(s), the day and year first above written.

W. W. Sloan, Jr. (Seal)
WILLIAM W. SLOAN, JR.

Barbara Ann Clifford (Seal)
BARBARA ANN CLIFFORD

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: WILLIAM W. SLOAN, JR. and BARBARA ANN CLIFFORD.

Ettore A. Dicato II
Notary Public

Date: 4-4-2006

Name: ETTORE A. DICATO II

(Stamp-Seal)

My commission expires: AUGUST 11, 2010

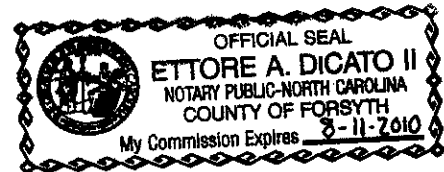


Exhibit A

Beginning at an iron stake found in the Western right-of-way line of Old Town Drive, said iron stake being the Northernmost corner of Tract 1 described in a deed to William Michael Gilley in Deed Book 1735, Page 1134, Forsyth County Registry (Tax Lot 106B, Block 2208) and said beginning point being North 16 Degrees 14 Minutes 07 Seconds West 119.99 Feet from and iron stake found in the Western right-of-way line of Old Town Drive, and thence from said beginning point, South 78 Degrees 03 Minutes 28 Seconds West 32.96 Feet to an iron found, said iron being the Northeast corner of Tract 1 conveyed to William Michael Gilley in Deed Book 1691, Page 415, Forsyth County Registry (Tax Lot 106A, Block 2208); thence with the Northern boundary line of the said Gilley property, North 47 Degrees 49 Minutes 23 Seconds West 188.78 Feet to an iron placed, said iron being the Northeast corner of Tract 3 of the property conveyed to William Michael Gilley in Deed Book 1691, Page 415, Forsyth County Registry (Tax Lot 107E, Block 2208); thence with the Northern boundary line of the said Tract 3, North 47 Degrees 50 Minutes 54 Seconds West 15.0 Feet to an iron stake found, said iron stake being a common corner of Tracts 1 and 2 conveyed to Piedmont Federal Savings and Loan Association in Deed Book 1320, Page 867, Forsyth County Registry; thence with the Eastern boundary line of the said Tract 2, North 42 Degrees 09 Minutes 06 Seconds East 17.5 Feet to an iron stake placed, said iron stake being the Northeast corner of Tract 2 of the said Piedmont Federal Savings and Loan Association property; thence with the Northern boundary line of the said Piedmont Federal Savings and Loan property, North 47 Degrees 50 Minutes 54 Seconds West 125.78 Feet to an iron stake placed in the Eastern right-of-way line of Briarcliffe Road; thence with the said Eastern boundary right-of-way line of Briarcliffe Road, on a continuous, clockwise curve to the right, a chord bearing and distance of North 53 Degrees 31 Minutes 05 Seconds East 17.85 Feet (said curve having a radius of 176.45 Feet and an arc distance of 17.86 Feet) to an iron stake placed, thence continuing with the Eastern right-of-way line of Briarcliffe Road, on a continuous, clockwise curve to the right, on a chord bearing and distance of North 76 Degrees 04 Minutes 01 Second East 188.67 Feet (said curve having a radius of 176.45 Feet and an arc distance of 121.03 Feet) to an iron stake placed; thence with the Southern right-of-way line of Briarcliffe Road, South 84 Degrees 17 Minutes 00 Seconds East 106.11 Feet to a point, said point being the Southwest corner of the intersection of Briarcliffe Road and Old Town Drive; thence with the Western right-of-way line of Old Town Drive, South 01 Degree 17 Minutes 27 Seconds East 92.28 Feet to an iron stake found; thence continuing with said Western right-of-way line, South 11 Degrees 31 Minutes 22 Seconds East 107.09 Feet (crossing an iron stake found at 14.19 Feet) to an iron stake found; thence continuing with said right-of-way line, South 66 Degrees 30 Minutes 55 Seconds West 9.88 Feet to an iron stake found; thence continuing with said Western right-of-way line, South 15 Degrees 49 Minutes 18 Seconds East 15.10 Feet to an iron stake found; thence continuing with said Eastern right-of-way line, South 16 Degrees 12 Minutes 34 Seconds East 40.15 Feet to the point and place of beginning, and containing 0.886 acres as shown on a survey entitled "K. T. Isenhour Construction Company, Inc." dated December 21, 1998 by John P. Seoville, III, Registered Land Surveyor.

The above described property being all of Tax Lot 107A and a portion of Tax Lot 106B, Block 2208, of the Forsyth County Tax Maps as the same are now constituted.

This conveyance is made subject to the rights of others to the use of a 35-Foot perpetual, non-exclusive easement for ingress and regress as described in Deed Book 1320, Page 867, Forsyth County Registry. Notwithstanding the foregoing, the Grantors hereby quitclaim and release any claim to the aforesaid 35-Foot perpetual, non-exclusive easement for ingress and regress as it exists immediately North of Tract 1 of the Piedmont Federal Savings and Loan Association property described in Deed Book 1320, Page 867 for a distance of 127.50 Feet Southeastwardly from Briarcliffe Road, and in particular the 17.5 Foot portion of said easement which lies immediately North of Tract 2 of the Piedmont Federal Savings and Loan Association described in Deed Book 1320, Page 867, Forsyth County Registry.