



2006035720 00101  
 FORSYTH CO, NC FEE \$20.00  
 STATE OF NC REAL ESTATE EXT  
**\$64.00**  
 PRESENTED & RECORDED:  
 06-09-2006 11:09 AM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: ROSALYN E MARSH DEPUTY  
**BK: RE 2668**  
**PG: 3302-3304**

ENVELOPE

PREPARED BY: Sanders & Combs, PLLC

RETURN TO: Grantees @ PO Box 5536, Winston-Salem, NC 27113

No survey requested, none performed ~~not a valid consideration~~

Brief Description for Index:

NORTH CAROLINA )  
 )  
 FORSYTH COUNTY )

**GENERAL WARRANTY DEED**

THIS DEED made this 6th day of June, 2006, by and between Vera Chelnik Roseman and Russell P. Roseman As TRUSTEES under Will of ALFRED M. ROSEMAN, (hereinafter referred to as "Grantor), to TRIAD REAL ESTATE INVESTMENTS LLC, (hereinafter referred to as "Grantees").

The designation Grantor and Grantees 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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

**SEE ATTACHED EXHIBIT A**

**1449 DONALD STREET, WINSTON-SALEM, NC**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

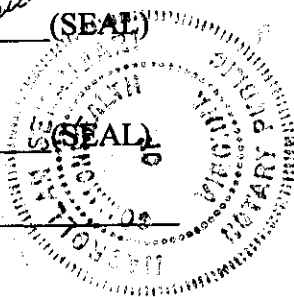
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee

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 herein above described is subject to the following exceptions: Rights of Way, Easements and restrictions of record. Current year ad valorem taxes.

(see estate file 95E11 Alfred M. Roseman)

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

Vera Chelnik Roseman, Trustee (SEAL)  
Vera Chelnik Roseman, Trustee  
Russell P. Roseman, Trustee (SEAL)  
Russell P. Roseman, Trustee



STATE OF NORTH CAROLINA - County of Forsyth

I, the undersigned, a Notary Public of Forsyth County, State aforesaid, certify that Vera Chelnik Roseman as Trustee for Trust under Will of Alfred M. Roseman, either being personally known to me or proven by satisfactory evidence, acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

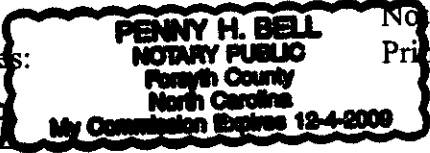
Witness my hand and official stamp or seal, this 6th day of June, 2006.

Penny H. Bell

Notary Public  
Print Name: Penny H. Bell

My Commission expires:

12-04-2009



STATE OF Virginia County of Fairfax

I, the undersigned, a Notary Public of Fairfax County, State aforesaid, certify that Russell P. Roseman as Trustee for Trust under Will of Alfred M. Roseman, either being personally known to me or proven by satisfactory evidence, acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 7th day of June, 2006.

Nasrullah Sekendar

Notary Public  
Print Name: Nasrullah Sekendar

My Commission expires:

2/29/07

**EXHIBIT "A"**

**PARCEL 1:**

BEGINNING at an iron stake in the Northern boundary line of Donald Street with Southwest corner of Lot No. 226, and running in a westerly direction with said line of Donald Street, 48 feet to an iron stake, Southeast corner of Lot No. 233; thence in a Northerly direction with the Eastern boundary line of Lot No. 233, 125.5 feet to an iron stake, the Northeast corner of Lot No. 233 in the Southern boundary line of the proposed spur tract to Quarry, thence in an Eastwardly direction with the proposed spur tract to Quarry 50 feet to an iron stake, the northwest corner of Lot No. 230, thence in a Southerly direction with the Western boundary line of Lots 230, 229, 228, 227 and 226, 125.4 feet to an iron stake, the point and place of BEGINNING. Being Lots 231 and 232 of the Longview Development No. 2 recorded in Plat Book 1, Page 39A of the Forsyth County Registry.

**PARCEL 2:**

BEGINNING at an iron stake in the North edge of Donald Street, the Southeast corner of Lot 231, of Longview Development No. 2, recorded in Plat Book 1, Page 39-A, in the Office of the Register of Deeds of Forsyth County, North Carolina; thence North with the Eastern line of Lot 231, 50.4 feet to a point, the Southwest corner of Lot 228, on the above referenced plat; thence East with the Southern line of Lot 228, 5 feet to an iron stake, thence South 50.38 feet to an iron stake in the Northern edge of Donald Street; thence West with the Northern edge of Donald Street 5 feet to an iron stake, the point and place of BEGINNING. The above described property consists of a strip 5 feet in width conveyed off the western portion of Lots 226 and 227 on the above referenced plat. (Ref: Book 1394, Page 1196)

Property Address: 1449 Donald Street, Winston-Salem, NC  
Tax Block 1773, Tax Lots 101, 231, 232