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ENVELOPE

2006044961 00211
 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$1035.00
 PRESENTED & RECORDED:
 07-19-2006 04:42 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: ROSALYN E MARSH DEPUTY
BK: RE 2679
PG: 533-535

NO TITLE SEARCH REQUESTED OR PERFORMED	TAX BLOCK & LOT: 0134 205
DRAFTED BY: Milton B. Crotts	PARCEL ID: 6825-87-4708
MAIL AFTER RECORDING TO:	MAIL FUTURE TAX BILLS TO:
Grantee	618 Summit Street
618 Summit Street	618 Summit Street
Winston-Salem, NC 27101	Winston-Salem, NC 27101

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

This WARRANTY DEED made this 19th day of July, 2006, by and between

Grantor	Grantee
David L. Poorbaugh and wife, Marilyn J. Poorbaugh	Daryl J. Nebrich and Amanda L. Cook Husband and wife

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine or neuter as required by context. WITNESSETH, that the Grantor, in consideration of (\$10.00 & OVC)TEN AND NO/100THS DOLLARS to them paid by the Grantee, the receipt of which is hereby made 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 in Forsyth County, North Carolina, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED

Property Address: 618 Summit Street, Winston-Salem, NC 27101

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, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

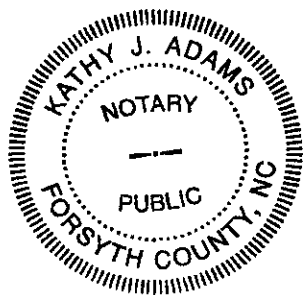
Easements and Restrictions of Record

IN WITNESS WHEREOF the Grantor has set her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

David L. Poorbaugh (Seal)
DAVID L. POORBAUGH

Marilyn J. Poorbaugh (Seal)
MARILYN J. POORBAUGH

STATE OF NORTH CAROLINA-FORSYTH COUNTY



I, Kathy J. Adams, a Notary Public of Forsyth County, NC, do hereby certify that DAVID L. POORBAUGH and wife, MARILYN J. POORBAUGH personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal this the 19th day of July, 2006.

Kathy J. Adams, Notary Public

Affix notary seal
or stamp here

My commission expires: Aug 23, 2008

EXHIBIT "A"

BEGINNING at an iron on the western right-of-way line of Summit Street, northeastern corner of Lot 206 as shown on Map of Westend Hotel and Land Development Company, Section, as recorded in Plat Book 8, Page 83 (2), Forsyth County registry; said beginning point being further known and designated as a point along said right-of-way line North 6 degrees 9 minutes 24 seconds West 199.55 feet from the center line intersection with 6th street; FROM SAID BEGINNING POINT thence continuing with the northern line of Lot 206 North 85 degrees 56 minutes 24 seconds West 163.15 feet to an iron on concrete wall; running thence with the eastern line of Lot 210 of said Subdivision North 7 degrees 7 minutes 58 seconds East 59.04 feet to an iron, southwestern corner of Lot 204 of said Subdivision; thence continuing with the southern line of said Lot 204 South 89 degrees 57 minutes 38 seconds East 151.50 feet to an iron in the western right-of-way line of said Summit Street; thence continuing with said right-of-way line South 3 degrees 11 minutes 58 seconds East 70.14 feet to the point and place of BEGINNING according to a survey prepared by Daniel Walter Donathan, RLS, L-1192, dated May 21, 1998.

BEING FURTHER KNOWN AND DESIGNATED as Lot 205 as shown on the Map of Westend Hotel and Land Investment Company, Section 1, as recorded in Plat Book 8, Page 83, Forsyth County Registry.

Being the exact and same property described in deed recorded in Book 2245, Page 763, Forsyth County, NC, Registry.