

2006072544 00013  
 FORSYTH CO, NC FEE \$20.00  
**NO TAXABLE CONSIDERATION**  
 PRESENTED & RECORDED:  
 11-17-2006 08:18 AM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: PATSY RUTH DAVIS DPTY  
**BK:RE 2709**  
**PG:3538-3540**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No Block 2377 Lots 156, 161, 164 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2006  
 By: \_\_\_\_\_

Return after recording to Grantee: 97 SHADY LAWN DRIVE, WINSTON SALEM, NC 27103

Mail tax bills to Grantee: same as above

This instrument was prepared by: Tornow & Kangur, L.L.P.

NO TITLE SEARCH REQUESTED NOR PERFORMED

Brief description for the Index: LOTS 156, 161, 164 REVISED MAP OF EASTON

THIS DEED made this 16 day of November, 2006, by and between

GRANTOR	GRANTEE
<p style="text-align: center;"><b>JSB RE PARTNERSHIP</b>          A NORTH CAROLINA GENERAL PARTNERSHIP</p>	<p style="text-align: center;"><b>JSB RE, LLC</b>          A NORTH CAROLINA LIMITED LIABILITY CO</p>

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 Winston Salem, Township, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit A attached hereto and incorporated herein by reference.**

GIFT DEED

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2409 Page 2930 Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 14, Page 23.

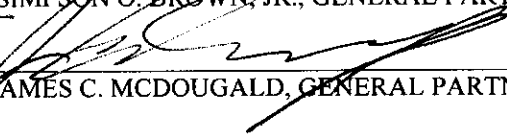
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

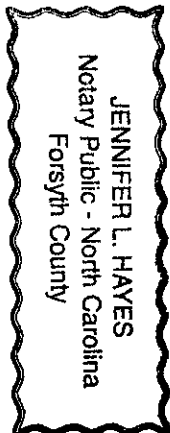
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

JSB RE PARTNERSHIP

BY:  (SEAL)  
SIMPSON O. BROWN, JR., GENERAL PARTNER

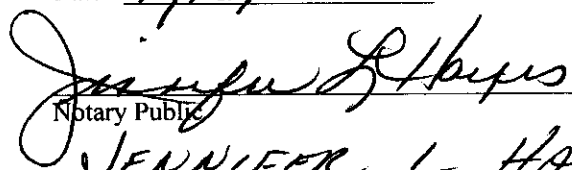
BY:  (SEAL)  
JAMES C. MCDOUGALD, GENERAL PARTNER



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 herein and in the capacity indicated: SIMPSON O. BROWN, JR. and JAMES C. MCDOUGALD, General Partners of JSB RE PARTNERSHIP.

Date: 11/16/06

  
Notary Public

JENNIFER L HAYES  
printed or typed name of notary public

My Commission Expires: 9/30/09

State of \_\_\_\_\_, County of \_\_\_\_\_

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 herein and in the capacity indicated: \_\_\_\_\_.

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
printed or typed name of notary public

The foregoing Certificate(s) of \_\_\_\_\_ is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_  
Register of Deeds for \_\_\_\_\_ County, North Carolina.

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

**EXHIBIT "A"**

**TRACT 1:** Being known and designated as Lot 164 as shown on the Revised Map of Easton recorded in Plat Book 14 at Page 23(4) in the Office of the Register of Deeds of Forsyth County, North Carolina.

**PROPERTY ADDRESS:** 1013 Betty Drive, Winston-Salem, NC 27107  
**BLOCK:** 2377                      **LOT:** 164

**TRACT 2:** Being known and designated as Lot 161 as shown on the Revised Map of Easton recorded in Plat Book 14 at Page 23(4) in the Office of the Register of Deeds of Forsyth County, North Carolina.

**PROPERTY ADDRESS:** 1017 Betty Drive, Winston-Salem, NC 27107  
**BLOCK:** 2377                      **LOT:** 161

**TRACT 3:** Being known and designated as Lot 156 as shown on the Revised Map of Easton recorded in Plat Book 14 at Page 23(4) in the Office of the Register of Deeds of Forsyth County, North Carolina.

**PROPERTY ADDRESS:** 1027 Betty Drive, Winston-Salem, NC 27107  
**BLOCK:** 2377                      **LOT:** 156