

2006073763 00151

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT

\$1024.00

PRESENTED & RECORDED:

11-22-2006 12:52 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK: RE 2711

PG: 761-763

Excise Tax \$1,024.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
 Verified by _____ County on the _____ day of _____, 20____
 by _____

Mail after recording to: BTCM, Box #52

This instrument was prepared by: Amy C. Lanning

Brief Description for the index

Akron Drive

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of November, 2006, by and between

GRANTOR

Randal C. Hamilton, Executor of the Estate of Rufus
 Hamilton; Randal C. Hamilton and wife, Kellie M.
 Hamilton; Kimberly H. Cunningham and husband, Britt
 Cunningham

GRANTEE

Michael J. Haines
 2402 Lake View Hills Road
 Four Oaks, NC 27524

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

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

SEE ATTACHED EXHIBIT A

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, 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:

1. 2007 ad valorem taxes
2. Easements, covenants and restrictions of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal, effective the day and year first above written.

Randal C. Hamilton (SEAL)

Randal C. Hamilton, Executor of the Estate of Rufus Hamilton

Randal C. Hamilton (SEAL)

Randal C. Hamilton

Kellie M. Hamilton (SEAL)

Kellie M. Hamilton

Kimberly H. Cunningham (SEAL)

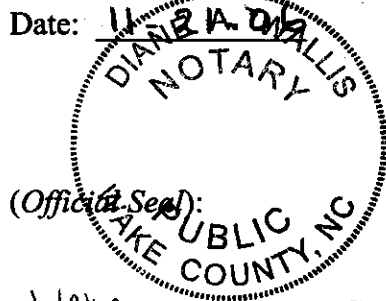
Kimberly H. Cunningham

Britt Cunningham (SEAL)

Britt Cunningham

Wake County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Randal C. Hamilton, individually and as Executor of the Estate of Rufus Hamilton, and Kellie M. Hamilton.



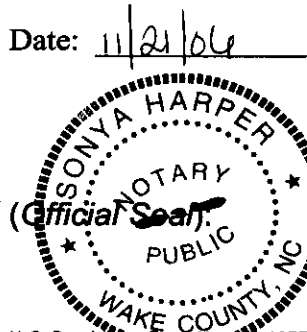
Notary Signature: Diane A. Wallis

Diane A. Wallis Notary Public
(Typed or printed name)

My commission expires: 10-13-10

Wake County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Kimberly H. Cunningham, and Britt Cunningham.



Notary Signature: Sonya Harper

Sonya Harper, Notary Public
(Typed or printed name)

My commission expires: 3/23/09

EXHIBIT A

BEGINNING at an existing iron pipe, located in the southern right-of-way line of Akron Drive, the northeast corner of the Lot 102-B of Tax Block 2986, as shown on a deed recorded in Book 1293, Page 1340, runs thence with the southern right-of-way line of Akron Drive South 87° 18' 10" East 14.39 feet to a point; runs thence 82° 34' 40" East 85.70 feet to a point; runs thence, still with the southern right-of-way line of Akron Drive South 83° 08' 10" East, 30.07 feet to an iron pipe; runs thence with a line across Lot 3-T of Tax Block 2986 South 3° 00' 20" West, 129.62 feet to a hole in the concrete; runs thence North 87° 07' 40" West, 30.0 feet to an existing iron pipe, the northeastern corner of Lot 102-D of Tax Block 2986; runs thence North 87° 7' 40" West 99.22 feet to an existing iron pipe in the line of Lot 102-B of Tax Block 2986; runs thence with Lot 102-B North 02° 45' East 138.46 feet to an existing iron pipe located in the southern right-of-way line of Akron Drive, the point and place of **BEGINNING**.

The above described Tract, lying in Winston Township, Forsyth County, North Carolina is Lot 102-C and a portion of Lot 3-T of Tax Block 2986; see Deeds recorded in Book 2466, Page 568, and Book 2512, Page 780 of the Forsyth Register of Deeds.

TOGETHER WITH and **SUBJECT TO**, Grantor's rights and obligations under the above referenced deeds and a Deed of Easement and Parking Agreement recorded in Book 2512, Page 783, Forsyth County Registry, whereby the owner of the above described Tract owns a non-exclusive easement for access across the adjoining tract, Lot 3-T of Tax Block 2986, and the above described Tract is subject to an easement allowing the adjacent tract to use two parking spaces on the above described Tract and access to the sanitary waste dumpster pad.