

2006081324 00194

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

\$1050.00

PRESENTED & RECORDED:
12-29-2006 12:58 PM

DICKIE C WOOD
REGISTER OF DEEDS
By: PATSY RUTH DAVIS DPTY

BK:RE 2720

PG:1427-1429

DRAFTED BY: Philip E. Searcy
Attorney at Law

RECORDING TIME

ENVELOPE

EXCISE TAX

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: 3804A Lot: 010 & 010A Parcel Identifier No.
Property Address: 185 Charlois Boulevard, Winston Salem, NC 27103
Mail after recording to: Grantees , 185 Charlois Boulevard, Winston Salem, NC 27103
Mail future tax bills to: Grantees, 185 Charlois Boulevard, Winston Salem, NC 27103

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of December, 2006, by and between

GRANTOR

Randolph E. Coker and wife,
Laura H. Coker

GRANTEE

Market Menders, LLC

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, in consideration of (\$10.00&OVC) \$10.00 & OVC to him 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 in Winston Township, Forsyth County, North Carolina, more particularly described as follows:

- See Exhibit "A" attached hereto and made a part hereof -

SUBJECT TO EASEMENTS and restrictions of record, if any and 2006 ad valorem taxes prorated to date of closing.

The above land was conveyed to Grantor by Hine Farms, LLC (Deed Book 2096, Page 2223).

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.

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

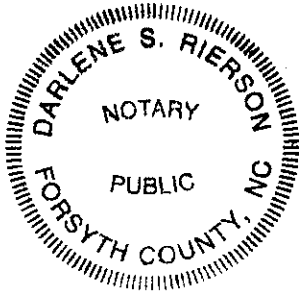
Randolph E Coker (seal)
Randolph E. Coker

Laura H. Coker (seal)
Laura H. Coker

STATE OF NORTH CAROLINA -
COUNTY OF Forsyth

I Darlene S. Rierson, a Notary Public for Forsyth County, North Carolina do hereby certify that the following person(s) appeared before me this day and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a drivers license ; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Randolph E. Coker and wife, Laura H. Coker**

WITNESS my hand and official stamp or seal, this 22 day of December, 2006.



(Official Seal)

Darlene S. Rierson Notary Public

DARLENE S. RIERSON

Printed or Typed Name of Notary Public

My commission expires 12.26.2010.

Exhibit "A"

BEGINNING at an iron stake in the southeastern right of way line of Charlois Boulevard, said iron stake being the northeastern most corner of the property of Western Piedmont Association (see Deed Book 2032, Page 3745, Forsyth County Registry); thence running with the southeastern right of way line of Charlois Boulevard, North 42° 54' 12" East 85.17 feet to an iron stake; thence continuing on a curve to the right, having a chord call and distance of North 44° 44' 38" East 24.91 feet to an iron stake; thence running along the line of the property of Salem Leasing Corporation (see Deed Book 2027, Page 1528, Forsyth County Registry) South 46° 46' 25" East 211.22 feet to an iron stake; thence running with the line of the property of McClain Ventures, LLC (see Deed Book 1934, Page 1679, Forsyth County Registry) South 42° 49' 49" West 27.36 feet to an iron stake; thence continuing S 42° 41' 04" West 82.57 feet to an iron stake; thence running along the line of the property of Western Piedmont Association N 46° 48' 38" West 212.37 feet to the point of beginning, containing 0.536 acres, more or less, based on survey prepared by Eric F. Cooke, Registered Land Surveyor. For further reference see Deed Book 1980, Page 751 of the Forsyth County Registry. This conveyance is made subject to restrictions and easements appearing in the chain of title, if any, and 2006 Forsyth County taxes which are to be prorated between parties hereto.

This conveyance is made subject to restrictions and easements appearing in the chain of title, if any, and 2006 Forsyth County taxes which are to be prorated between parties hereto.