

2007004360 00227

FORSYTH CO, NC FEE \$32.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:
01-24-2007 04:25 PM
DICKIE C WOOD
REGISTER OF DEEDS
By: PATSY RUTH DAVIS DPTY
BK: RE 2725
PG: 1887-1893

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: **MAIL ALL FUTURE TAX BILLS TO MAILING ADDRESS BELOW**

Mail/Box to: **Joe Coltrane, ROD Box #114**

This instrument was prepared by: **Joseph M. Coltrane, Jr.**

Brief description for the Index: **Multiple properties**

THIS DEED made this 24th day of January, 2007, by and between

GRANTOR

GRANTEE

GEORGE C. PAGE, JR. (DIVORCED)

G PAGE PROPERTIES, L.L.C.

**Mailing Address: 128-F Furlong Industrial Drive
Kernersville, North Carolina 27284**

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

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 easements, restrictions and rights of way of record, if any.

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

(Entity Name)

George C. Page, Jr. (SEAL)
GEORGE C. PAGE, JR. (DIVORCED)

By: _____

(SEAL)

Title: _____

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that **GEORGE C. PAGE, JR. (DIVORCED)** who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purpose stated therein. Witness my hand and Notarial stamp or seal this 24 day of January, 2007.

My Commission Expires: 9/8/2007

Gina K. Motsinger
Notary Public
Printed Name of Notary: GINA K. MOTSINGER

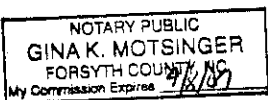


EXHIBIT "A"
Property of G Page Properties, L.L.C.
Multiple Properties

TRACT #1: 409 Holt Street, Kernersville, North Carolina 27284
Tax Block 2121, Lot 015B and 016

BEING KNOWN AND DESIGNATED as the west half of Lot 15 and Lot 16 of "KERNERSVILLE DEVELOPMENT CO. SUB-DIVISION", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 11 at Page 48, reference to which is hereby made for a more particular description.

TRACT #2: 412 Holt Street, Kernersville, North Carolina 27284
Tax Block 2121, Lot 070 and 071A
414 Holt Street, Kernersville, North Carolina 27284

BEING KNOWN AND DESIGNATED as Lots 70, 71 and 72 of "KERNERSVILLE DEVELOPMENT CO. SUBDIVISION", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 11 at Page 48, reference to which is hereby made for a more particular description.

TRACT #3: 419 Holt Street, Kernersville, North Carolina 27284
Tax Block 2121, Lot 011 and 012A

BEING KNOWN AND DESIGNATED as Lot 11 and the east half of Lot 12 of "KERNERSVILLE DEVELOPMENT CO. SUBDIVISION", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 11 at Page 48, reference to which is hereby made for a more particular description.

TRACT #4: 420 Holt Street, Kernersville, North Carolina 27284
Tax Block 2121, Lot 073

BEING KNOWN AND DESIGNATED as Lot Number 73 of "KERNERSVILLE DEVELOPMENT CO. SUBDIVISION", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 11 at Page 48, reference to which is hereby made for a more particular description.

EXHIBIT "A" continued
Property of G Page Properties, L.L.C.
Multiple properties

TRACT #5: 422 Holt Street, Kernersville, North Carolina 27284
Tax Block 2121, Lot 074

BEING KNOWN AND DESIGNATED as Lot Number 74 of "KERNERSVILLE DEVELOPMENT CO. SUBDIVISION", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 11 at Page 48, reference to which is hereby made for a more particular description.

TRACT #6: 423 and 425 Holt Street, Kernersville, North Carolina 27284
Tax Block 2121, Lot 009 and 010

BEING KNOWN AND DESIGNATED as Lots 9 and 10 of "KERNERSVILLE DEVELOPMENT CO. SUBDIVISION", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 11 at Page 48, reference to which is hereby made for a more particular description.

TRACT #7: 424 Holt Street, Kernersville, North Carolina 27284
Tax Block 2121, Lot 075 and 076

BEING KNOWN AND DESIGNATED as Lots 75 and 76 of "KERNERSVILLE DEVELOPMENT CO. SUBDIVISION", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 11 at Page 48, reference to which is hereby made for a more particular description.

TRACT #8: 426 and 428 Holt Street, Kernersville, North Carolina 27284
Tax Block 2121, Lot 077

BEING KNOWN AND DESIGNATED as Lot 77 of "KERNERSVILLE DEVELOPMENT CO. SUBDIVISION", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 11 at Page 48, reference to which is hereby made for a more particular description.

**EXHIBIT "A" continued
Property of G Page Properties, L.L.C.
Multiple Properties**

TRACT #9: 421 Jefferson Street (8 Units) Kernersville, North Carolina 27284
Tax Block 2117A, Lot 001
439 Jefferson Street, Kernersville, North Carolina 27284
500 Building, Jefferson Street Apartments (15 Units)
600 Building, Jefferson Street Apartments (18 Units)
700 Building, Jefferson Street Apartments (17 Units)
Tax Block 2117, Lot 002A

BEGINNING at an iron stake in the northeast margin of Jefferson Avenue, corner with Lot 126 of the W. F. Ross Subdivision as set forth in Plat Book 4 at Page 43, Forsyth County Registry; thence with the line of Lot 126 and 179 of said subdivision, North 44° 33' East 345.81 feet to an iron; thence continuing North 44° 33' East 6 feet to the center of a creek; thence with the center of said creek, South 76° 42' East 248.77 feet to an iron in the center of said creek; thence South 0° 44' East 255.97 feet to an iron; thence South 57° 59' West 168.10 feet to an iron; thence South 81° 09' West 125.37 feet to an iron in the northeast margin of the right-of-way of Jefferson Avenue; thence with the northeast margin of the right-of-way of Jefferson Avenue, North 53° 49' West 284.90 feet to the point and place of **BEGINNING**, being all of Lots 115-125 and all of Lots 180-192 and part of Lots 113, 114 and 193 of the W. F. Ross property as set forth in Plat Book 4 at Page 43, of the Forsyth County Registry and further being all or part of Lots above stated, Tax Block 2117 on the Forsyth County Tax Maps according to a survey made by Joseph Edward Franklin, RLS on December 15, 1977.

TRACT #10: 128 Furlong Industrial Drive, Kernersville, North Carolina 27284
Tax Block 5409B, Lots 022, 023, 024 & 025

BEING KNOWN AND DESIGNATED as Lots 22 and 23 of "**INDUSTRIAL PARK I, SECTION TWO**", as set forth in Plat Book 31 at Page 141, Forsyth County Registry, and also designated as Lots 24 and 25 of "**INDUSTRIAL PARK I, SECTION ONE**", as set forth in Plat Book 31 at Page 140, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

The above-described property is further known and designated as Tax Lots 22, 23, 24 and 25 in Block 5409B, Kernersville Township, on the Forsyth County Tax Maps.

Together with that drainage easement as more particularly described in Deed Book 1694 at Page 366, Forsyth County Registry.

EXHIBIT "A" continued
Property of G Page Properties, L.L.C.
Multiple properties

TRACT #11: 5275 West Road, Kernersville, North Carolina 27284
Tax Block 5354, Lot 135

BEGINNING at an iron stake at the southwest intersection of State Road #2413 (West Road) and North Carolina Highway 66; running thence with the southwest right-of-way line of Highway 66, a chord call and distance of South 32° 16' 39" East 69.01 feet to an iron stake; continuing thence South 33° 16' 23" East 163.15 feet to an iron stake, corner with the F. H. Morris Subdivision (see Plat Book 21 at Page 47); running thence with the line of said subdivision, South 56° 29' 01" West 589.81 feet to an iron stake, northeast corner of Lot 13; running thence with the north line of Lot 13, North 85° 12' 17" West 70.82 feet to an iron stake in the east right-of-way line of West Road; running thence with said road, the following courses and distances: (1) North 04° 37' 21" East 77.04 feet to an iron stake; (2) North 12° 47' East 105.46 feet to an iron stake; (3) North 31° 49' 02" East 108.91 feet to an iron stake; (4) North 55° 13' 28" East 424.87 feet to an iron stake, the point and place of **BEGINNING**, containing 2.964 acres, more or less.

The above-description being in accordance with a survey dated June 15, 1981 by Grady L. Tutterow, Registered Land Surveyor, and being entitled "Survey for Modern Machine & Metal Fab., Inc.

SAVE AND EXCEPT that 1.5 acre tract conveyed in Book 1441 at Page 1817, Forsyth County Registry.

TRACT #12: 130 Green Street, Kernersville, North Carolina 27284
Tax Block 2121, Lot 079 and Lot 080

BEING KNOWN AND DESIGNATED as Lots 79 and 80 of "**KERNERSVILLE DEVELOPMENT CO. SUB-DIVISION**", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 11 at Page 48, reference to which is hereby made for a more particular description

EXHIBIT "A" continued
Property of G Page Properties, L.L.C.
Multiple properties

TRACT #13: 206 Green Street, Kernersville, North Carolina 27284
Tax Block 2121, Lot 126

BEING KNOWN AND DESIGNATED as Lot Number 126 of "**KERNERSVILLE DEVELOPMENT CO. SUB-DIVISION**", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 11 at Page 48, reference to which is hereby made for a more particular description.

TRACT #14: 208 Green Street, Kernersville, North Carolina 27284
Tax Block 2121, Lot 127

BEING KNOWN AND DESIGNATED as Lot Number 127 of "**KERNERSVILLE DEVELOPMENT CO. SUB-DIVISION**", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 11 at Page 48, reference to which is hereby made for a more particular description.

TRACT #15: 414-416 Millis Street, Kernersville, North Carolina 27284
Tax Block 2121, Lot 120A and Lot 121A
418 -420 Millis Street, Kernersville, North Carolina 27284
Tax Block 2121, Lot 120B, Lot 121B and Lot 122

BEING KNOWN AND DESIGNATED as Lots 120, 121 and 122 of "**KERNERSVILLE DEVELOPMENT CO. SUB-DIVISION**", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 11 at Page 48, reference to which is hereby made for a more particular description.