

2007007763 00355



FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXTX
\$194.00
PRESENTED & RECORDED:
02-09-2007 04:35 PM
DICKIE C WOOD
REGISTER OF DEEDS
By: SHANNON BOSTIC-GRIFFITH DPTY
BK: RE 2729
PG: 1896-1898

ENVELOPE
Excise Tax \$

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of
by

Mail after recording to: Grantee - **5140 FLEETWOOD CIRCLE, WINSTON-SALEM NC 27106**
Mail future tax bills to: Grantee - **SAME**

This instrument was prepared by -STEVEN D SMITH- attorney

*** NO TITLE SEARCH PERFORMED OR REQUESTED ***

Brief Description for the index LOT , FORSYTH Co

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this **31** day of **JANUARY**, 2007, by and between

GRANTOR

GRANTEE

KENNETH B. NELSON, JR.
(UNMARRIED)

SDS INVESTMENTS, LLC
5140 FLEETWOOD CIRCLE
WINSTON-SALEM, NC 27106

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 interest in all that certain lot or parcel of land situated in township of _____, County of FORSYTH, North Carolina and more particularly described as follows:

SEE ATTACHED DESCRIPTION - Exhibit "A"

The property *in whole or part* herein above described was acquired by Grantor by instrument recorded in Books **2188**, Page **2919**, FORSYTH County Registry.

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 except for the exceptions hereinafter stated.

Title to the property herein above described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record, if any, and 2007 ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals:



KENNETH B. NELSON, JR. (seal)

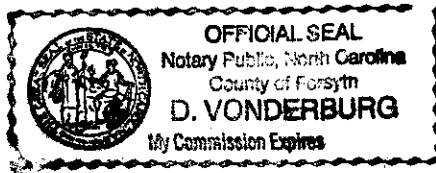
SEAL-STAMP

North Carolina, _____ county of Forsyth

I, D. VONDERBURG, a notary public of the county and state aforesaid, certify
Kenneth B Nelson Jr.

, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 31 day of January, 2007

My commission expires: 8-11-08



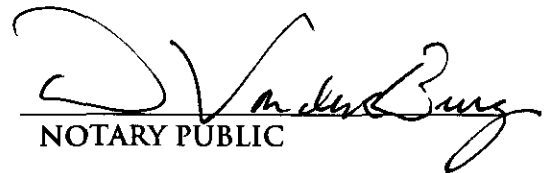

NOTARY PUBLIC

EXHIBIT "A"

BEGINNING at a point, said point being the southeast corner of Lot 38 as shown on the Map of Sunshine Development Plat Book 4, Page 176, Forsyth County Registry, thence running on the northern right-of-way line of Fleetwood Circle (State Road 1427) a chord distance direction of North $83^{\circ} 15' 05''$ West 130.84 chord feet, having an arc of 130.87 feet and a radius of 1739.17 feet to an iron rod stake, thence running from said stake North $04^{\circ} 12' 10''$ East 254.38 feet to an iron rod stake, said iron rod stake lying in the southern line of that property presently or previously owned by Michelle L. Funk et al. as described in Deed Book 1997, Page 476, Forsyth County Registry, thence running from said stake South $85^{\circ} 46' 20''$ East 60.92 feet to an axle, thence running South $51^{\circ} 39' 55''$ East 107.23 feet to an iron rebar stake, thence running South $04^{\circ} 08' 15''$ West 201.11 feet to an iron rebar stake, said stake located in the northern right-of-way line of Fleetwood Circle (State Road 1427) thence running along the northern right-of-way line of Fleetwood Circle (State Road 1427) North $82^{\circ} 29' 35''$ West 19.23 feet to an axle, thence continuing along a chord distance and direction of North $81^{\circ} 11' 30''$ West 5.82 chord feet at an arc to the left, said arc having an arc of 5.82 feet and a radius of 1739.17 feet to the Point and Place of BEGINNING, and containing that property known as lot 4, containing approximately 30,596 square feet and lot 5, containing 5221 square feet as shown on the map entitled "Map for Steve D. Smith" as drawn by Richard Parks Bennet, R.L.S. on January 24th 2001, said map is incorporated herein by reference as if fully set out herein.