

2007016507 00151
 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$1.00
 PRESENTED & RECORDED:
 03-23-2007 12:48 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: TIMOTHY R WILLIAMS ASST
BK:RE 2739
PG:716-718

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 1.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2007
 By ENVELOPE

Mail/Box to: House & Tippet, PLLC, 3325 Healy Drive, Winston-Salem, NC 27103

This instrument was prepared by: Don R. House

Brief description for the Index: 2905 Briarcliffe Road, Winston-Salem, NC 27106

THIS DEED made this 22 day of March, 2007, by and between

GRANTOR	GRANTEE
ASSET MANAGEMENT GROUP II, LLC A North Carolina limited liability company	WILLIAM W. SLOAN, JR. and wife, BARBARA A. CLIFFORD 110 Turtle Creek Court Winston-Salem, NC 27106

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 hereby 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

Property Address: 2905 Briarcliffe Road, Winston-Salem, NC 27106

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:

Deed of Trust to First Citizens Bank & Trust Company, property taxes and easements and encumbrances of record.

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

ASSET MANAGEMENT GROUP II, LLC

By: [Signature]

Douglas M. Clayton, Manager

USE BLACK INK ONLY

SEAL-STAMP

State of North Carolina, County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal, this ____ day of _____, 2006.

My Commission expires: _____

Notary Public

State of North Carolina, County of Forsyth

I, Joanne Ragan, a Notary Public of the County and State aforesaid, certify that Douglas M. Clayton personally came before me this day and acknowledged that he is the Manager of **ASSET MANAGEMENT GROUP II, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name or its behalf as its act and deed.

JOANNE RAGAN
Notary Public - North Carolina
Davie County

WITNESS my hand and Notarial stamp or seal this 22 day of March, 2007.

[Signature]
Joanne Ragan, Notary Public

My Commission expires: 12-18-2011

The foregoing Certificate(s) of _____ is/are 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.
By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

LEGAL DESCRIPTION

BEING in the State of North Carolina, County of Forsyth and described as follows:

BEGINNING AT AN IRON STAKE IN THE WESTERN MARGIN OF OLD TOWN DRIVE, THE SOUTHEAST CORNER OF LOT 16, HODGIN PARK, PLAT BOOK 4 AT PAGE 30, THE PROPERTY NOW OR FORMERLY OF MARTHA T. HEGE; RUNNING THENCE NORTH 80 DEG. 40' WEST 271.18 FEET WITH THE SOUTHERN EDGE OF LOT 16 TO AN IRON; RUNNING THENCE SOUTH 4 DEG. 28' WEST 100 FEET TO AN IRON, THE SOUTHWEST CORNER OF LOT 14; RUNNING THENCE NORTH 86 DEG. 18' WEST 77.12 FEET TO AN IRON, RUNNING THENCE SOUTH 41 DEG. 15' WEST 53.30 FEET TO AN IRON, THE CORNER OF WACHOVIA BANK & TRUST CO. 149.11 FEET TO THE WESTERN EDGE OF BRIARCLIFF ROAD EXTENSION; RUNNING THENCE IN A NORTHEASTERLY DIRECTION WITH SAID STREET ALONG A CURVE TO THE RIGHT 166.56 FEET TO A POINT, THE CHORD FOR SAID ARC HAVING A BEARING OF NORTH 73 DEG. 22' EAST AND A DISTANCE OF 162.37 FEET; RUNNING THENCE WITH SAID STREET SOUTH 84 DEG. 17' EAST 103.20 FEET TO AN IRON, THE INTERSECTION OF SAID STREET WITH OLD TOWN DRIVE; RUNNING THENCE WITH OLD TOWN DRIVE NORTH 2 DEG. 23' EAST 53.36 FEET TO AN IRON; AND CONTINUING WITH OLD TOWN DRIVE NORTH 8 DEG. 52' EAST 99.40 FEET TO THE POINT AND PLACE OF BEGINNING; BEING ALL OF LOT 14 AND A PORTION OF LOTS 10 AND 12, HODGIN PARK, PLAT BOOK 4, PAGE 30, AND A PORTION OF LOT 11 GEORGE HODGIN PROPERTY. ALSO BEING THAT PROPERTY DESCRIBED IN DEED TO FOOD FAIR OF NORTH CAROLINA, INC. IN BOOK 1132 AT PAGE 1677 AND A PORTION OF THE PROPERTY DESCRIBED IN DEEDS TO FOOD FAIR OF NORTH CAROLINA, INC., RECORDED IN BOOK 1004, PAGES 102 AND 266. BEING IN EVERY RESPECT THAT PROPERTY CONVEYED TO GRANTOR BY DEED RECORDED IN BOOK 1885 AT PAGE 1525.

TOGETHER WITH AND SUBJECT TO THE DRAINAGE EASEMENT 15 FEET IN WIDTH DESCRIBED IN THAT DEED OF EASEMENT RECORDED IN BOOK 1704, PAGE 188 OF THE FORSYTH COUNTY REGISTRY.