


2007023694 00196


 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$140.00
 PRESENTED & RECORDED:
 04-25-2007 03:06 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: MARY D CALDWELL DPTY
BK:RE 2747
PG:2741-2743

North Carolina General Warranty Deed

Excise Tax: Box 179

Mail/Box to: Grantee 301 N. Main St., Suite 2503, Winston Salem, N.C. 27101

This instrument was prepared by: Mark J. Chiarello

Brief description for the Index: 4711 Weston Brooke Trail, Kernersville, NC 27284

THIS DEED made this 24 day of April, 2007, by and between:

GRANTOR

**Charles R. Lewis and wife, Alice A. Lewis and
Danny T. Caudill**

GRANTEE

Q3 Development, L.L.C.

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 Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 1B as shown on a plat of Danabroke Section 1 Subdivision, recorded in Book 30, Page 179 and amended in at Book 31, page 148, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1367, Page 1669

A map showing the above described property is recorded in 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 said Grantor does covenant that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever.

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

Charles A. Lewis
Charles A. Lewis
R
m/lc

Alice A. Lewis
Alice A. Lewis

State of NC

County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Charles A. Lewis and wife, Alice A. Lewis, personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal, this 24 day of April, 2007.

[Signature]
My Commission expires: 10/27/09



Danny T. Caudill
Danny T. Caudill

State of NC

County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that **Danny T. Caudill**, personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal, this 24 day of April, 2007.

Mark J. Chiarello
My Commission expires: 10/27/09

Official Seal
Notary Public-North Carolina
Forsyth County
MARK J. CHIARELLO
My commission Expires 10-27-2009