


2007048519 00177


 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$3010.00
 PRESENTED & RECORDED:
 08-15-2007 02:18 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By:TIMOTHY R WILLIAMS ASST
BK:RE 2776
PG:2755-2757

Excise Tax

Tax Lot No. 101D, Block 2039 Parcel Identifier Nos. _____
 Verified by _____ County on the ___ day of _____, 2007.
 by _____

Mail after recording to: Bell, Davis & Pitt, P.A. Box 106
 This instrument was prepared by: Mallory M. Oldham

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED effective the 15th day of August, 2007 by and between

GRANTOR

R & D Real Estate Development, L.L.C., a North Carolina limited liability company

GRANTEE

Troy L. Brown and wife, Phyllis P. Brown 3243 Eastburn Road Charlotte, NC 28210

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 tract or parcel of land, together with all improvements located thereon, situated in City of Winston-Salem, Winston Township, Forsyth County, North Carolina and being more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2107, Page 2462, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book , Page , Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid tract 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.

Easements, restrictions, and rights-of-way of record, if any, and ad valorem taxes for the current year, prorated to date of closing, and each year subsequent thereto.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers, the day and year written below.

R & D Real Estate Development, L.L.C. (SEAL)

By: Dale Osborne (SEAL)
Manager

Date: 8/13/07

SEAL-STAMP

STATE OF KENTUCKY - COUNTY OF Woodford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: *Dale Osborne, Manager of R & D Real Estate Development, L.L.C.*

Date: 8-13-07



(Official Seal)

Jenny Davis
Official Signature of Notary

Jenny Davis
Notary's printed or typed name

My commission expires: 7-5-10

SEAL-STAMP

STATE OF _____ - COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Date: _____

Official Signature of Notary

(Official Seal)

Notary's printed or typed name

My commission expires: _____

EXHIBIT "A"

BEGINNING at an Existing Iron lying in the Eastern Right-of-Way line of Raven Road (S.R. No. 1647), said Iron also being in the Southwest corner of that property conveyed to Sonic Service Corporation in Deed Book 1772, Page 2334, Forsyth County Registry; running thence with Sonic's Southern line North 71 degrees 00 minutes 43 seconds East 263.29 feet to an Existing Iron; running thence 71 degrees 00 minutes 43 seconds East 34.99 feet to a point lying within the Right-of-Way of University Parkway; running thence within said Right-of-Way South 18 degrees 34 minutes 10 seconds East 183.85 feet to a point located within the Right-of-Way; running thence North 88 degrees 54 minutes 54 seconds West 37.16 feet to an Existing Iron; running thence North 88 degrees 54 minutes 54 seconds West 279.01 feet to an Existing Iron in the Eastern Right-of-Way line of Raven Road; running thence along said Right-of-Way line North 18 degrees 57 minutes 57 seconds West 75.33 feet to the **POINT AND PLACE OF BEGINNING**, containing 0.886 acres, more or less.

This description was taken from a survey prepared by Fred L. Osborne by Slate Surveying Company of King, N.C., dated June 24, 1994.