
2007070605 00071
 FORSYTH CO, NC FEE \$17.00
 PRESENTED & RECORDED:
 12-12-2007 11:17 AM
 KAREN GORDON
REGISTER OF DEEDS
 BY: PATSY RUTH DAVIS
DPTY
BK: RE 2800
PG: 4421-4422

Mail after recording to- P/U BOX 85

This instrument was prepared by Isaacson, Isaacson, Sheridan & Fountain

Brief Description for the index

Lots 1A, 1B, 1C, 1E & 2A, Hillcrest Towne Center
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NTC

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made December 11, 2007, by and between

GRANTOR

GRANTEE

HILLCREST PROPERTY DEVELOPMENT, LLC
 A N.C. Limited Liability Company

HILLCREST COMMERCIAL DEVELOPMENT, LLC
 A N.C. limited liability company

500 SPRING GARDEN STREET
GREENSBORO, NC 27401

PROPERTY ADDRESS:
210 HILLCREST CENTER DRIVE
AND STRATFORD ROAD
WINSTON-SALEM, NC 27103

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

BEING ALL OF LOTS 1A, 1B, 1C AND 1E, HILLCREST TOWNE CENTER, SECTION ONE, "LOT 1 REVISED" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 53, PAGE 20, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, AND ALL OF LOT 2A OF HILLCREST TOWNE CENTER, SECTION ONE, "REVISED", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGE 181, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for 2008, and subsequent years.

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 and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

HILLCREST PROPERTY DEVELOPMENT, LLC

By: [Signature] (SEAL)
Member/Manager

Guilford County, North Carolina

I certify that the following persons personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

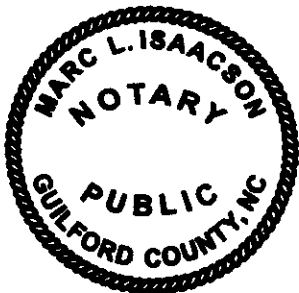
MICHAEL A. MURRAY

Date: December 11, 2007.

[Signature]
Official Signature of Notary

MARC L. ISAACSON
Printed name of Notary

(Official Seal)



My commission expires: 09-24-2011