

ENVELOPE

2007073390 00209

FORSYTH CO, NC FEE \$17.00
PRESENTED & RECORDED:

12-28-2007 02:40 PM

KAREN GORDON
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPT

BK: RE 2804

PG: 1095-1096

PREPARED BY: Sanders & Combs, PLLC

RETURN TO: Grantee @ 2308 N. Liberty Street, Winston-Salem, NC 27105

Mail future tax bills to Grantee @ 2308 N. Liberty Street, Winston-Salem, NC 27105

No taxable consideration

No survey requested, none performed

Brief description for index: Lot 21, Section A, Bon Air Addition

NORTH CAROLINA)

)

GENERAL WARRANTY DEED

FORSYTH COUNTY)

THIS DEED made this 28th day of December, 2007, by and between TWIN COUNTY PROPERTIES, INC., a North Carolina corporation, (hereinafter referred to as "Grantor), to CITYWIDE INVESTMENTS, LLC, a North Carolina limited liability company, (hereinafter referred to as "Grantee").

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

BEGINNING at an iron stake on the east side of Patterson Avenue 350 feet north of the northeast intersection of Patterson Avenue and 30th Street; thence East parallel with 30th Street 159 feet to an iron stake in the west line of 15 foot alley; thence North along the west side of said alley 50 feet from an iron stake; thence West along the south side line of Lot No. 22 and parallel with 30th Street 153 feet to an iron stake on the east line of

Patterson Avenue; thence South along the east line of Patterson Avenue 50 feet to the place of BEGINNING, being Lot No. 21, Section "A" Bon Air Addition.

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: Rights of way, easements and any and all restrictions of record, current year ad valorem taxes.

For further reference, see Deed Book 2209, Page 4766.

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

TWIN COUNTY PROPERTIES, INC., a North Carolina corporation

By: [Signature]
Michael C. Kates, President

By: [Signature]
Bernard F. Bennett, Jr., Secretary

STATE OF NORTH CAROLINA - County of Forsyth

I, the undersigned, Notary Public of Forsyth County and State aforesaid, certify that Michael C. Kates and Bernard F. Bennett, Jr., either being personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged that they are President and Secretary of Twin County Properties, Inc., a North Carolina corporation, and that they as President and Secretary, being authorized to do so, voluntarily executed the foregoing on behalf of the corporation for the purposes stated therein.

Witness my hand and official stamp or seal, this the 28th day of December, 2007.

[Signature]
Notary Public
Print Name: Laurie A. Loneragan

My Commission expires: 3-19-2008

