

2008005209 00045FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXTX**\$800.00**

PRESENTED & RECORDED:

02-01-2008 11:43 AM

KAREN GORDON

REGISTER OF DEEDS

BY: BETTY C CAMPBELL

DPT

BK: RE 2810**PG: 118-120**

Excise Tax

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier Nos. 6825-78-0642
 Verified by _____ County on the ____ day of _____, 2008.
 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 31st day of January, 2008 by and between

GRANTOR

Universal Services, Inc., a North Carolina corporation

GRANTEE

Acacia No. 1, LLC, a
 North Carolina limited liability company
 301 N. Main Street, Suite 2300
 Winston-Salem, NC 27101

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 the City of Winston-Salem, 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 1382, Page 1432, 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.

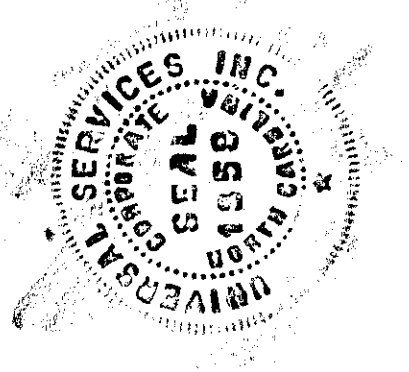
Easements, restrictions, and rights-of-way of record, if any, and ad valorem taxes for the current year, prorated to date of closing, and each year subsequent thereto.

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.

Universal Services, Inc.

By: Thelma H. Schoolfield (SEAL)
Thelma H. Schoolfield, Treasurer

Date: 1-31-08



SEAL-STAMP

STATE OF NORTH CAROLINA - COUNTY OF Forsyth

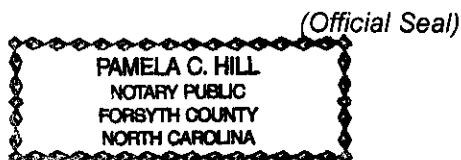
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Thelma H. Schoolfield, Treasurer of Universal Services, Inc.

Date: 1-31-08

Pamela C. Hill
Official Signature of Notary

Pamela C. Hill
Notary's printed or typed name

My commission expires: 10-8-2011



SEAL-STAMP

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

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"**Reynolda Road/Northwest Boulevard
[Legal Description]**

BEING a certain tract or parcel of land located in Winston Township, Forsyth County, North Carolina and being more particularly described as follows:

Beginning at an iron rebar in the northwesterly right of way of Northwest Boulevard said rebar marking the southeastern corner of property now or formerly owned by Peregrine Associates as recorded in Deed Book 1967, Page 3618 Forsyth County Registry said iron rebar being located the following two (2) courses and distances from the intersection of the northwesterly right of way of Northwest Boulevard and the northeasterly right of way of Reynolda Road: (i) North 49° 20' 00" East 198.69 feet and (ii) North 49° 14' 01" East 49.96 feet, the point and place of beginning; running thence from said beginning point along the northwesterly right of way of Northwest Boulevard South 49° 14' 01" West 49.96 feet to an existing iron pipe; thence continuing along the northwesterly right of way of Northwest Boulevard South 49° 20' 00" West 198.69 feet to a new pipe at the intersection of the northwesterly right of way of Northwest Boulevard and the northeasterly right of way of Reynolda Road; thence along the northeasterly right of way of Reynolda Road along a curve to the right having a radius of 5.00 feet an arc distance of 8.06 feet a chord bearing and distance North 84° 28' 05" West 7.22 feet to a new pipe; thence continuing further along the northeasterly right of way of Reynolda Road North 38° 16' 09" West 92.69 feet to a new pipe in the southern right of way of a 100' right of way of Southern Railway; thence along the southern line of a 100' right of way of Southern Railway along a curve to the right having a radius of 2,977.50 feet an arc distance of 139.00 feet a chord bearing and distance North 47° 59' 46" East 138.98 feet to a point; thence continuing along the southern line of a 100' right of way of Southern Railway North 49° 20' 00" East 111.06 feet to an iron pipe set in the southern line of property now or formerly owned by Peregrine Associates as recorded in Deed Book 1967, Page 3618 Forsyth County Registry; thence along the southern line of Peregrine Associates South 40° 31' 47" East 100.98 feet to a rebar in the northwesterly right of way of Northwest Boulevard, the point and place of beginning, containing 0.58073 acres, more or less, in accordance with a survey prepared for JDL Castle Corporation of Summit Street Extension and Farmers Cooperative Whse Co. Property by Thomas A. Riccio, Professional Land Surveyor, dated January 16, 2008, drawing number 08008.