

2008007414 00137

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-14-2008 02:13 PM

KAREN GORDON

REGISTER OF DEEDS

BY: PATSY RUTH DAVIS

DPTY

BK: RE 2812

PG: 977-981

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____

By: MAIL ALL FUTURE TAX BILLS TO MAILING ADDRESS BELOW

Mail/Box to: Joe Coltrane, ROD Box #114

This instrument was prepared by: Joseph M. Coltrane, Jr. (NO TITLE SEARCH REQUESTED AND NONE PERFORMED)

Brief description for the Index: Multiple properties

THIS DEED made this 21 day of DECEMBER, 2007, by and between

GRANTOR

GRANTEE

JANE B. PAGE (DIVORCED)

JANE PAGE PERSONAL PROPERTIES, LLC

Mailing Address: 153 Furlong Industrial Drive
Kernersville, North Carolina 27284

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 the City of _____, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat 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 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, other than the following exceptions:

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

(Entity Name)

Jane B. Page (SEAL)
JANE B. PAGE (DIVORCED)

By: _____
Title: _____

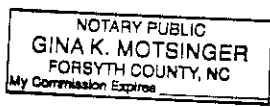
(SEAL)

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that **JANE B. PAGE (DIVORCED)**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purpose stated therein.

Witness my hand and Notarial stamp or seal this 21 day of DECEMBER, 2007.

My Commission Expires: 9/8/2012



Gina K. Motsinger
Notary Public
GINA K. MOTSINGER
(Typed or printed name of Notary)

EXHIBIT "A"

Property of Jane Page Personal Properties, LLC

TRACT #1: 4426 Kernersville Road, Kernersville, North Carolina

BEGINNING at an iron stake at the south edge of the pavement of the Winston-Salem Greensboro Road, and the west edge of a roadway, and runs South 5° 05' West 477.5 feet to an iron stake, Yorkley's corner; thence North 72° 23' West 65 feet to an iron stake in Yorkley's line; thence North 1° 33' West 407.4 feet, a new line to an iron stake at the south edge of the pavement; thence North 67° 05' East 125 feet to the **BEGINNING** corner, and being the eastern portion of Lot 3 of E. J. Sapp Estate, said map being recorded in the Register of Deeds of Forsyth County, North Carolina in Plat Book 9 at Page 98.

The above-described property is that same property as described in Deed Book 1025 at Page 309, Forsyth County Registry.

JBP
Avenue

TRACT #2: 4685 Linville ~~Road~~, Kernersville, North Carolina

Lying and being in Abbotts Creek Township, Forsyth County, North Carolina, and **BEGINNING** at an iron stake in the northern right-of-way line of Linville Avenue, said stake being North 87° East 235 feet along a northern right-of-way line of Linville Avenue from the northeast intersection of Bessie Street and Linville Avenue; running thence North 02° 38' West 166.4 feet to a new iron stake; running thence North 87° East 125 feet to a new iron stake; running thence South 49° 57' East 19.04 feet to an iron stake; thence South 87° West 14 feet to an iron stake, the northernmost corner of Lot 15 as shown on the map of Linville Heights, Plat Book 10 at Page 106, Forsyth County Registry; running thence South 02° 38' East 153.4 feet to an iron stake, the southwest corner of Lot 15 and being in the northern right-of-way line of Linville Avenue; thence along the northern right-of-way line of Linville Avenue, South 87° West 125 feet to an iron stake, the place of **BEGINNING**; being known and designated as all of Lots 16, 17, 18 and 19 and the eastern portion of Lot 20 as shown on the map of Linville Heights, Plat Book 10 at Page 106, Forsyth County Registry, and a portion of Lot 5, Map of B. X. Linville Estate, Plat Book 10 at Page 29, Forsyth County Registry; reference to said plats being made for a more complete description of this property.

EXHIBIT "A" CONTINUED

Property of Jane Page Personal Properties, LLC

TRACT #3: 210 Century Boulevard, Kernersville, North Carolina

BEGINNING at a new iron pipe in the east line of the property of James L. Turner as described in Deed Book 878 at Page 303, Forsyth County Registry; said beginning point further being distant North 00° 54' 56" East 288.29 feet from the northwest corner of the property of L.I.C. Associates I, as set forth in Deed Book 1390 at Page 51, Forsyth County Registry; thence from said beginning point and running with the line of James L. Turner property, North 00° 54' 56" East 150 feet to an established iron pipe, said iron pipe being distant South 01° 11' 35" West 356.71 feet from the northwest corner of the property of Simpson and Page as described in Deed Book 1240 at Page 1, Forsyth County Registry; thence a new line with the property of Simpson and Page, North 63° 49' 56" East 202.22 feet to an established iron pipe in the west margin of the Century Boulevard; thence with the west margin of the right-of-way of Century Boulevard, South 28° 13' 01" East 130 feet, more or less, to a new iron pipe; thence another new line with Simpson and Page property, South 67° 13' 28" West 276.36 feet to the point and place of **BEGINNING**, containing 0.784 acres, more or less, and being a part of Tax Lot 311, Block 5351, Kernersville Township, on the Forsyth County Tax Maps, according to a survey made by Larry L. Callahan, RLS, on October 25, 1983.

The above-described property is a portion of that conveyed to George C. Page and wife, Jane B. Page and Morrell B. Simpson, Jr. and wife, Martha L. Simpson as set forth in Deed Book 1240 at Page 1, Forsyth County Registry.

TOGETHER WITH the easements for additional access to Century Boulevard and additional parking spaces as described in Book 1854 at Page 2202 and as modified by instrument recorded in Book 2075 at Page 3157, said easements being appurtenant to the above-described property.

TRACT #4: 110 Majestic Way Court, Kernersville, North Carolina

BEING KNOWN AND DESIGNATED as Lots 4 and 5 of "INDUSTRIAL PARK 1, SECTION 1", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 31 at Page 140, reference to which is hereby made for a more particular description.

TRACT #5: 121 Majestic Way Court, Kernersville, North Carolina

BEING KNOWN AND DESIGNATED as Lot 6 of "INDUSTRIAL PARK 1, SECTION 1", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 31 at Page 140, reference to which is hereby made for a more particular description.

EXHIBIT "A" CONTINUED

Property of Jane Page Personal Properties, LLC

TRACT #6: 1320 East Mountain Street, Kernersville, North Carolina

BEGINNING at an iron pipe in the south margin of the right-of-way of U. S. Highway 421, said iron pipe marking the northwest corner of that property conveyed to Grady L. Johnson in Deed Book 1351 at Page 118, Forsyth County Registry, and the northeast corner of the herein described property. Thence from said beginning point and running with Johnson's west line, South 04° 56' 22" West 240.51 feet to an iron pipe in the north margin of the right-of-way for Southern Railroad; thence running with the margin of the right-of-way for Southern Railroad, North 89° 00' West 159.19 feet to a point; thence a new line North 05° 05' 24" East 263.76 feet to a point in the south margin of the right-of-way of U. S. Highway 421; thence running with the south margin of the right-of-way of said highway, South 80° 36' 32" East 158 feet, more or less, to the place of **BEGINNING**. The above-described property is a part of that property described in Book 1434 at Page 1161, Forsyth County Registry.