

2008024647

ENVELOPE

PREPARED BY: W. Kirk Sanders

RETURN TO: Grantee @ 301 Brookstown Ave., Ste. 300, Winston-Salem, NC 27101 Send future tax bills to: Grantee @ 301 Brookstown Ave., Ste. 300, Winston-Salem, NC 27101

No title exam requested or performed

Brief description for index: Lot 3 Gateway Village, Phase 1 (Sheet 1 of 2)

NORTH CAROLINA
)
GENERAL WARRANTY DEED
FORSYTH COUNTY
)

THIS DEED made this _____ day of May, 2008, by and between SOUTHEAST GATEWAY VENTURES, LLC (hereinafter referred to as "Grantor), to GATEWAY DEVELOPMENT VENTURES, LLC, (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:

BEING KNOWN AND DESIGNATED as Lot 3 as shown on the plat of Gateway Village, Phase 1 (Sheet 1 of 2), as recorded in Plat Book 51, Page 111, Forsyth County Register of Deeds, reference to which is hereby made for a more particular description.

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.

Book 2831 Page 2878

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, declarations, and restrictions of record, and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals as of the day and year first above written.

SOUTHEAST GATEWAY VENTURES, LLC

By: James H. Perkins, Member/Manager

STATE OF NORTH CAROLINA - County of Forsyth

I, the undersigned, a Notary Public of County, State aforesaid, certify that James H. Perkins, Member/ Manager of SOUTHEAST GATEWAY VENTURES, LLC, either being known to me personally or proven by satisfactory evidence, personally appeared before me this day and acknowledged, on behalf of SOUTHEAST GATEWAY VENTURES, LLC the voluntary execution of the foregoing instrument for the purposes stated therein.

Witness my hand and official stamp or seal, this

MILLIAM K

Mark

Notary Public

Print Name: William

My Commission expires:

Forsyth County, North Cerolina My Commission Expines January 22, 2012

NOTABY PORUC

WILLIAM K. SANDERS NOTARY PUBLIC

Forsyth County, North Carolina My Commission Expires January 22, 2012