

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
James H. Perkins, Member/Manager

STATE OF NORTH CAROLINA - County of Forsyth

I, the undersigned, a Notary Public of FORSYTH 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 5th day of MAY, 2008

~~WILLIAM K SANDERS
NOTARY PUBLIC
Forsyth County, North Carolina
My Commission Expires January 22, 2012~~

William K Sanders
Notary Public
Print Name: William K Sanders

My Commission expires: 1/22/12

WILLIAM K. SANDERS
NOTARY PUBLIC
Forsyth County, North Carolina
My Commission Expires January 22, 2012