

2008037420 00172

FORSYTH CO. NC FEE \$20.00  
STATE OF NC REAL ESTATE EXT**\$1030.00**

PRESENTED &amp; RECORDED:

07-18-2008 03:13 PM

KAREN GORDON

REGISTER OF DEEDS

BY: PATSY RUTH DAVIS

DPTY

**BK: RE 2845****PG: 457-459****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on  
the \_\_\_\_\_ day of \_\_\_\_\_, 2008  
By: \_\_\_\_\_

~~Mail/Box to:~~ Gurtej Singh and Davinder Kaur  
Permanent Address of Grantee(s):  
5011 S. Alston Ave., C201, Durham, NC 27713

ENVELOPE

*preul to:*  
This instrument prepared by: Durant M. Glover, Frassinetti &  
Glover, P. O. Drawer 1799, Greensboro, NC 27402-1799

THIS DEED, Made this 18<sup>th</sup> day of July, 2008, by  
and between GD Singh, LLC, hereinafter called "Grantor," and AA&J  
Forsyth, LLC, hereinafter called "Grantee".

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten  
(\$10.00) Dollars and other good and valuable consideration to it in  
hand paid by the Grantee, the receipt whereof is hereby  
acknowledged, has given, granted, bargained, sold and conveyed, and  
by these presents does give, grant, bargain, sell, convey, and  
confirm unto the Grantee, its successors and assigns, premises in  
Bethania Township, Forsyth County, North Carolina, described  
as follows:

See attached Exhibit A

This conveyance is made subject to easements, restrictions,  
rights of way of record, if any, and to 2008 ad valorem taxes.

The property hereinabove described was acquired by Grantor by  
instrument recorded in Book 2630, at Page 2370, Forsyth County  
Public Registry.

TO HAVE AND TO HOLD The above described premises, with all the  
appurtenances thereunto belonging, or in any wise appertaining,  
unto the Grantee, its successors and assigns forever.

AND the Grantor covenants that it is seized of said premises  
in fee, and has the right to convey the same in fee simple; that  
said premises are free from encumbrances (with the exceptions above  
stated, if any); and that Grantor will warrant and defend the said  
title to the same against the lawful claims of all persons  
whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and  
seal, the day and year first above written.

GD Singh, LLC,

By: Deepak Singh (SEAL)  
Deepak Singh, President

ATTEST:

Gurmit Singh\*\*\*\*\*  
NORTH CAROLINA - GUILFORD COUNTY

I, Jane A. Sutherland, a Notary Public of said County and State do hereby certify that, Deepak Singh, personally appeared before me this day and acknowledged he is the President of Get N Go, Inc., and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by Gurmit Singh as its Secretary.

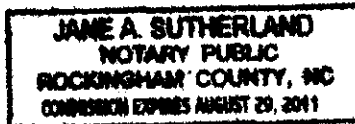
WITNESS my hand and notarial seal/stamp, this 18<sup>th</sup> day of July, 2008.

Jane A. Sutherland

Notary Public

My Commission Expires: 8/29/2011

T:\WP51DATA\CLOSINGS\SINGH\W-DEED



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

**BEGINNING** at a nail in the pavement in the western right-of-way line of U. S. Highway No. 52 said nail being located the two following courses and distances from the southwest intersection of the right-of-way lines of U. S. Highway 52 and Wall Street, to-wit: South 04 deg. 04' 06" East 98.07 feet and South 01 deg. 24' 24" East 37.60 feet to a nail; thence from said beginning point along the western right-of-way line of U. S. Highway 52 on a curve to the right, the radius of which is 1460.497 feet and a chord bearing and distance of South 02 deg. 16' 32" West 150.07 feet to an iron in the north line of Lot 15 as shown on Map of Lillie Kiser Wall property recorded in Plat Book 8, Page 206(2) in the Office of the Register of Deeds of Forsyth County, North Carolina; thence along the north line of said Lot 15, North 85 deg. 59' 40" West 140 feet to an iron; thence North 02 deg. 16' 32" East 150.07 feet to an iron; thence South 85 deg. 59' 40" East 140 feet to the point and place of **BEGINNING**. Being part of Tax Lots 103 and 104, Block 4935, Forsyth County Tax Maps as presently constituted, all according to survey of Kenneth Lee Foster dated July 27, 1988.

**TOGETHER** with a non-exclusive easement of ingress, egress and regress over and upon a tract or parcel of land approximately 37 feet in width and leading from the western right-of-way of U. S. Highway 52 in a westwardly direction 140 feet, more or less, and being described as follows:

**BEGINNING** at a nail in the western right-of-way line of U. S. Highway 52, said nail being the northeast corner of the property described above; thence from said beginning point, North 85 deg. 59' 40" West 140 feet to an iron; thence North 04 deg. 08' 35" East 37.43 feet to an iron; thence South 85 deg. 59' 40" East 136.36 feet to a nail in the western right-of-way line of U. S. Highway 52; thence along the western right-of-way line of U. S. Highway 52 on a curve to the right, the radius of which is 1460.50 feet and a chord bearing and distance of South 01 deg. 24' 24" East 37.60 feet to the point and place of **BEGINNING**, all according to survey of Kenneth Lee Foster dated July 27, 1988.

The parties hereto intend that the above described property is to be used for the purpose of gaining access to U. S. Highway 52 from the property described above through an existing curb cut.

This conveyance is made subject to easements of record, 2002 taxes and subject further to any outstanding leases and tenants in possession.

See Deed recorded in Book 1647, Page 2186, Forsyth County Registry.