

2008059384 00078

FORSYTH CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXTX**\$150.00**

PRESENTED &amp; RECORDED:

12-19-2008 01:25 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: SHANNON BOSTIC-GRIFFITH  
DPTY**BK: RE 2866****PG: 828-830****NORTH CAROLINA SPECIAL WARRANTY DEED**Excise Tax: \$ 150.00Parcel Identifier No. 1040 207 Verified by County on the day of 20  
By:Mail/Box to: HOLD BW FOR GRANTEE Box 69.This instrument was prepared by: BRINKLEY WALSER, PLLC, 10 LSB PLAZA, LEXINGTON, NC 27292Brief description for the Index: LT 158 (P/O), SEC 4, ARDMORETHIS DEED made this 17th day of December, 20 08, by and between**GRANTOR**LSB Properties, Inc.  
Post Office Box 867  
Lexington, NC 27293-0867**GRANTEE**Alsbaugh Properties, LLC  
210 North Hawthorne Road  
Winston-Salem, NC 27104

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.

DOCUMENTS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION. NO OPINION ON TITLE RENDERED.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2858 page 2791.

A map showing the above described property is recorded in Plat Book 2 page 96 (2).

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: All easements, rights of way, restrictions and reservations of record. City and County ad valorem taxes for year 2008 which Grantee herein assumes and agrees to pay.

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

LSB Properties, Inc. \_\_\_\_\_ (SEAL)  
 (Entity Name)  
 By: April Glassidy \_\_\_\_\_ (SEAL)  
 Title: Asst Vice President  
 By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

Notary Public

State of North Carolina - County of Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that APRIL A. GLASSIDY Asst Vice President of LSB Properties, Inc., a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, She signed the foregoing instrument in her name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 17th day of December, 2008.

My Commission Expires: February 6 2010

Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
 Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEGINNING at an iron stake, said iron being located in the eastern right-of-way line of Madison Avenue, said stake also being located in the southwestern corner of Lot 159 as shown on the map described below; running thence South 88 degrees 10 minutes East 125 feet along the southern line of said Lot 159 to an iron stake; running thence South 1 degree 50 minutes West 55 feet to an iron stake, said iron stake being located in the northern line of Lot 157 on the map described below; running thence North 88 degrees 10 minutes West 125 feet to an iron stake in the eastern line of Madison Avenue; thence along Madison Avenue North 1 degree 50 minutes East 55 feet to the BEGINNING. Being known and designated as Lot 158 as shown on the Map of ARDMORE, SECTION 4, same being of record in Plat Book 2 at Page 96(2) in the Forsyth County Registry, less a 25-foot strip off the eastern side of said lot.

Together with all right, title and interest in a perpetual easement for ingress and egress as conveyed by instrument recorded in Deed Book 949 at Page 313, Forsyth County Registry.

PROPERTY ADDRESS: 803 Madison Avenue, Winston-Salem, NC 27103