

2009024103 00226

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT X

\$1500.00

PRESENTED & RECORDED

06-02-2009 03:20 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS
BY: E NAVARRO
DPT

BK: RE 2894

PG: 2758-2759



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,500.00

Parcel Identifier No. **6886-73-9974.00** 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.**

Brief description for the Index: **Lots 22 & 23 of "Industrial Park I, Section Two" & Lots 24 & 25 of "Industrial Park I, Section One"**

THIS DEED made this 2nd day of June, 2009, by and between

GRANTOR

GRANTEE

G PAGE PROPERTIES, LLC

PIEDMONT PROPERTIES OF NC, LLC

**Mailing Address: Post Office Box 4573
Greensboro, North Carolina 27404**

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 Kernersville, Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Numbers 22 and 23 of **"INDUSTRIAL PARK I, SECTION TWO"**, as set forth in Plat Book 31 at Page 141, Forsyth County Registry, and also designated as Lots 24 and 25 of **"INDUSTRIAL PARK I, SECTION ONE"**, as set forth in Plat Book 31 at Page 140, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

The above-described property is further known and designated as Tax Lots 22, 23, 24 and 25 in Block 5409B, Kernersville Township, on the Forsyth County Tax Maps.

Together with that drainage easement as more particularly described in Deed Book 1694 at Page 366, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2725 page 1887.

A map showing the above described property is recorded in Plat Book 31 page 141 and in Plat Book 31 at Page 140.

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:

Subject to easements restrictions and rights of way of record, if any, and 2009 ad valorem property taxes, which have been pro-rated thru day of closing.

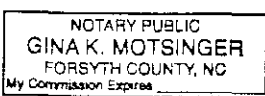
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

G PAGE PROPERTIES, LLC (Entity Name) _____ (SEAL)
By: [Signature] _____ (SEAL)
Title: [Signature]

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that GEORGE C. PAGE, JR., who is either 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 that he is the MEMBER/MANAGER of G PAGE PROPERTIES, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 2nd day of June, 2009.

My Commission Expires: 9/8/2012



[Signature]
Notary Public
GINA K MOTSINGER
(Typed or printed name of Notary)