



2010035886 00186

FORSYTH CO, NC FEE \$25.00  
STATE OF NC REAL ESTATE EXTX  
**\$400.00**

PRESENTED & RECORDED:  
09-21-2010 04:37:40 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: RANDY L SMITH  
DPT

ENVELOPE

**BK: RE 2965**  
**PG: 406-408**

Mail deed and tax bills to Grantee: **Post Office Box 367, Kernersville, NC 27285**

Prepared by: N. Alan Bennett (Thomas and Bennett)  
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$400.00

Brief description: **4.121 acres along Belews Lake Drive**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of September, 2010, by and between:

GRANTOR:

**KENCO GRADING, INC.,  
a North Carolina corporation**

Grantor address:  
5576 Fulton Lane  
Kernersville, NC 27284

GRANTEE:

**CAROLINA HYDRAULICS, INC.**

Grantee address:  
Post Office Box 367  
Kernersville, NC 27285

The property conveyed does not include the primary residence of the Grantor.

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:

See attached **Exhibit A** which is incorporated herein by reference.

Property Address: **8208 Belews Lake Drive, Belews Lake, NC 27009**

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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

**Kenco Grading, Inc.**

*Sandra G. Prater* (Seal)  
**Sandra G. Prater, President**

*James Kenneth Prater* (Seal)  
**James Kenneth Prater, Vice President**

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Sandra G. Prater and James Kenneth Prater**

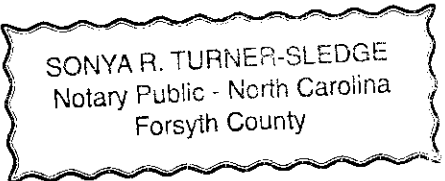
September 21, 2010.

Place notary seal below this line:

*Sonya R. Turner-Sledge*  
Notary Public

Print/Type Name: Sonya R. Turner-Sledge

My Commission Expires: May 29, 2012



## EXHIBIT A

**Carolina Hydraulics, Inc.**  
**4.121 acres along Belews Lake Drive**  
**8208 Belews Lake Drive**

**Property Description:**

BEGINNING at an iron post in the center line of the railroad track for Southern Railroad, said post being a common corner for the property of Sue P. Isley and the property of Green Hi-Win Farm, Inc.; thence from said beginning point and with the Isley property, North 42° 22' East 353.12 feet to an old axle; thence continuing with the Isley property, North 87° 34' East 115.50 feet to an iron post within the right of way of Belews Lake Drive (State Road 2119); thence within said right of way, South 08° 45' West 92.40 feet to an iron post; thence continuing within said right of way, South 22° 50' East 194.58 feet to an iron post; thence partially within said right of way and with the property of Annie G. Pegram, South 49° 44' East 91.08 feet to an iron post within said right of way; thence crossing said right of way, South 26° 52' West 101.64 feet to an iron post in the center line of said railroad tract; thence with the property of Green Hi-Win Farm, Inc., South 15° 20' West 70.68 feet to an iron post located in the paved portion of a private 20 foot road; thence with the general direction of said road and the property of Green Hi-Win Farm, Inc., South 52° 46' West 215.00 feet to an iron post; thence North 46° 18' 15" West 373.58 feet to a point; thence with the property of Green Hi-Win Farm, Inc., North 12° 52' East 97.00 feet to the point and place of BEGINNING and containing **4.121 acres**, more or less.

This property is subject to a 30 foot easement along the southeast boundary line with the Green Hi-Win Farm property from the G. L. Neal property to Belews Lake Drive for the purpose of ingress and egress to the Neal property and their assigns and/or successors.

This is the same property as described in Book 2741, Page 2399, Forsyth County Registry and is designated as Tax PIN 6980-57-3934.00 (Block 5235, Lot 004 and 101) on the Forsyth County tax maps. (This property contains approximately **3.79 acres** according to the Forsyth County tax maps.)