



2010041269 00135

FORSYTH CO, NC FEE \$25.00  
 STATE OF NC REAL ESTATE EXT  
**\$110.00**

PRESENTED &amp; RECORDED:

10-26-2010 01:01:34 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH  
ASST**BK: RE 2971****PG: 1128-1130**

ENVELOPE

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$110.00

Recording \$25.00

Recording Time, Book and Page

Mail after recording to Grantee

**TITLE NOT EXAMINED**This instrument was prepared by **Kevin Berger, Attorney**

Brief Description for the index

THIS DEED made the 22 day of **October, 2010** by and between**Grantor****Grantee****SURAJ, INC.****MAGANBHAI V PATEL****Address:****Mailing Address:****3075 Reidsville Road****3075 Reidsville Road****Winston-Salem, NC 27101****Winston-Salem, NC 27101**

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.

The below described property does ( ) does not (✓) include the primary residence of one or more of the Grantor(s).

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

**SEE EXHIBIT "A" ATTACHED****TITLE NOT EXAMINED**

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and 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 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 hereinabove described is subject to the following exceptions:

1. **Ad Valorem Taxes;**
2. **Easements of record;**
3. **Covenants and restrictions of record, if any; and**

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

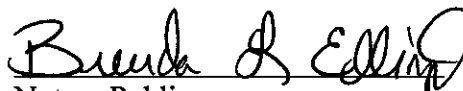
SURAJ, INC.

By:  (SEAL)  
President

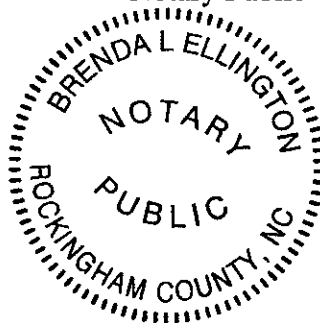
STATE OF NORTH CAROLINA  
COUNTY OF ROCKINGHAM

I, a Notary Public for said County and State, do hereby certify that **Maganbhai V. Patel** personally came before me this day and acknowledged that he is President (title of official) of **Suraj, Inc.**, a North Carolina Corporation, and that he, as President (title of official), being authorized to do so, executed the foregoing instrument on behalf of the corporation.

WITNESS my hand and office seal or stamp, this the 22 day of **October, 2010**

  
Notary Public

My Commission Expires: 5-31-2014



**EXHIBIT "A"**

**BEGINNING** at a new stake in the eastern right of way of Reidsville Road (US Hwy. # 158) said iron being the southwest corner of the above described TRACT 1, said iron being the northwest corner of the within described tract, thence on a new line and with the southern property line of the above described TRACT 1 the following two (2) courses: S. 38 deg. 29 min 49 sec E 102.19 feet to an underground cable marker, thence S 41 deg. 58 min 54 sec E 94.19 feet to a new iron stake in the western right of way of Interstate Business 40, thence along the western right of way of Business Interstate 40 the following four (4) courses: S 61 deg. 33 min 37 sec W 253. 34 feet to an existing concrete monument, thence N 59 deg. 06 min 31 sec W 21.84 feet to an existing iron stake, thence N 29 deg. 10 min 44 sec E 1.62 feet to an existing iron stake, thence N 52 deg 39 min 36 sec W 11.33 feet to an existing iron stake in the eastern right of way of Reidsville Road (US Hwy. # 158), said iron being N 26 deg. 07 min E 2.67 feet from an existing concrete monument, thence with the eastern right of way of US Hwy. # 158 N 26 deg. 07 min E 279.69 feet to the point and place of BEGINNING. Containing 0.66 acres more or less and being the southern portion of tax lots 6-C, 7-C, and 8-C, tax block 1608 see deed book 1868 page 2752. All according to a survey as prepared by Timmons Group dated 1-14-03 and titled "Boundary Survey For Chhotubhai Patel". (The Berger Law Firm 03-0867)