



2011018693 00147
FORSYTH CO, NC FEE \$22.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
05-18-2011 02:59:06 PM

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

BK: RE 3002
PG: 2039-2040

Box 85

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$NTC

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Marc L. Isaacson, P.O. Box 1888, Greensboro, NC 27402

This instrument was prepared by: Isaacson Isaacson Sheridan & Fountain, LLP (w/o title examination)

Brief description for the Index: Hillcrest Towne Center-Lots 1A, 1B, 1C, 1E (Plat Book 53-20) and Lt 2A; Plat Book 53-20

THIS DEED made this 16th day of May, 2011, by and between

GRANTOR	GRANTEE
HILLCREST COMMERCIAL DEVELOPMENT, LLC, a North Carolina limited liability company	HILLCREST PROPERTY DEVELOPMENT, LLC a North Carolina limited liability company
	<i>c/o</i> 529 College Road, Suite F Greensboro, NC 27410

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

BEING ALL of Lots 1A, 1B, 1C and 1E, Hillcrest Towne Center, Section One, "Lot 1 Revised" as per plat thereof recorded in Plat Book 53, Page 20 in the Office of the Register of Deeds of Forsyth County, North Carolina, and all of Lot 2A of Hillcrest Towne Center, Section One, "Revised" as per plat thereof recorded in Plat Book 50, Page 181, in the Office of the Register of Deeds of Forsyth County, North Carolina.

This conveyance is made in accordance with NCGS Sections 57C-6-04 and 57C-6-05 in connection with the winding up of the Grantor LLC's affairs following its dissolution.

The Property referenced herein does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2800, Page 4421, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 53, Page 20 and in Plat Book 50, Page 181, Forsyth County Registry.

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:

Restrictions, rights of way and easements of record, if any, and to ad valorem taxes for the current year.

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

HILLCREST COMMERCIAL DEVELOPMENT, LLC
a North Carolina limited liability company

MEMBER:

By: [Signature]
Name: Michael A. Murray
Title: Manager

Guilford County, North Carolina

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: Michael A. Murray, Manager

Today's Date: May 16, 2011

[Signature]
[Notary's signature as name appears on seal]

Elizabeth A. Duffy
[Notary's printed name as name appears on seal]

My commission expires: June 21, 2014

[Affix Notary Seal in Space Above]

