

2005014915 00086

FORSYTH CO, NC FEE \$23.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

03-11-2005 11:31 AM

DICKIE C WOOD
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2547

PG: 3982-3985

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: None (no taxable consideration)

Parcel Identifier No.: 2615 005 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Roberson Haworth & Reese, PLLC, P.O. Box 1550, High Point, North Carolina 27261

This instrument was prepared by: Julian Robb, Attorney. DEED PREPARATION ONLY, NO TITLE OPINION RENDERED.

Brief description for the Index:

THIS DEED made this 11th day of March, 2005, by and between**GRANTOR**DAVID L. SWAIM FAMILY TRUST,
as to a 27.8% undivided interest
in the subject real property; andDAVID L. SWAIM MARITAL TRUST,
as to a 22.2% undivided interest
in the subject real property; and**GRANTEE**GLENN MANOR, LLC,
a North Carolina limited liability companyc/o Rhonda Warren
717 Latimer Drive
Kernersville, NC 27284

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, Grantor's combined 50% undivided interest in that certain lot or parcel of land situated in Broadbay Township, Forsyth County, North Carolina and more particularly described as follows:

See the attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2046, Page 2993.

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 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 all applicable easements, restrictions and rights-of-way of record.

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

Rina S. Gaddy (SEAL)
RINA S. GADDY, Co-Trustee of the David L. Swaim
Marital Trust

Rina S. Gaddy (SEAL)
RINA S. GADDY, Co-Trustee of the David L. Swaim Family
Trust

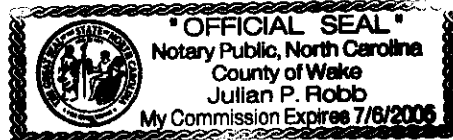
Rhonda S. Warren (SEAL)
RHONDA S. WARREN, Co-Trustee of the David L. Swaim
Marital Trust

Rhonda S. Warren (SEAL)
RHONDA S. WARREN, Co-Trustee of the David L. Swaim
Family Trust

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that Rina S. Gaddy and Rhonda S. Warren, Co-Trustees of the David L. Swaim Marital Trust 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 11th day of March, 2005.

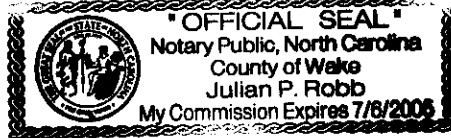
Julian P. Robb
Notary Public
My Commission Expires: 7/6/2005



State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that Rina S. Gaddy and Rhonda S. Warren, Co-Trustees of the David L. Swaim Family Trust 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 11th day of March, 2005.

Julian P. Robb
Notary Public
My Commission Expires: 7/6/2005



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 _____, 2005.

My Commission Expires: _____

The foregoing Certificate(s) of Julian P. Robb 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.

Register of Deeds for FORSYTH County

DICKIE C. WOOD, REGISTER OF DEEDS
By: [Signature] Deputy Assistant - Register of Deeds

EXHIBIT A
PROPERTY DESCRIPTION

TRACT I:

All that certain tract of land containing 9.494 acres, more or less, in Broadbay Township of Forsyth County, North Carolina, and being bound on the North by the lands of Glenn E. Swaim (Deed Book 910, Page 320); East by the lands of Glenn E. Swaim (Deed Book 620, Page 233) and a 20-foot roadway; South by the lands of Glenn E. Swaim (Deed Book 614, Page 108); and West by the lands of Glenn E. Swaim (Deed Book 614, Page 108), said tract of land being more particularly described according to a plat prepared by United Limited, Dan Donathan, Surveyor, on the 11th day of May, 1979, as follows:

BEGINNING at a point located in the West line of a 20-foot roadway, said beginning point also being the northeast corner of Glenn E. Swaim as recorded in Deed Book 614, Page 108, Forsyth County Registry; thence proceeding from said beginning point along the North line of Glenn E. Swaim, North 89° 50' 50" West 381.67 feet to a point; thence proceeding North 1° 48' 50" West 1,118.73 feet to a point; thence proceeding North 87° 19' 30" East 359.20 feet to a point; thence proceeding South 2° 56' 30" East 360.00 feet to a point, said point being the northeast corner of a 20-foot roadway; thence proceeding along the North line of said 20-foot roadway South 87° 37' 40" West 20.00 feet to a point, the northwest corner of said 20-foot roadway; thence proceeding along the West line of said 20-foot roadway South 3° 56' 30" East 777.83 feet to the point and place of BEGINNING.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING at a new iron pipe located in the west margin of a private 25 foot wide roadway, said iron being located North 03° 56' 07" West 16.00 feet from the southeast corner of property owned by Broadbay Properties (see Deed Book 1652, Page 1592, Forsyth County Registry); thence from said point of Beginning South 86° 39' 44" West 150.40 feet to a new iron pipe; thence North 03° 20' 40" West 272.94 feet to a new iron pipe; thence South 89° 50' 48" East 147.95 feet to a new iron pipe in the west margin of a private 25 foot wide roadway; thence with the west margin of said road South 03° 56' 07" East 263.95 feet to a new iron pipe the point and place of Beginning and containing 0.9182 acre more or less, according to a survey prepared for Zachary E. Swaim by Larry L. Callahan, R. L.S. dated 11-2-95 bearing Job No. 8360-1 reference to which is hereby made for a more particular description. Said parcel also being part of Tax Lot 8, in Block 2615, of the Forsyth County Tax Maps as they exist on December 21, 1995 and being a portion of that property described in Deed Book 1652, Page 1592, Forsyth County Registry.

TOGETHER WITH and subject to a non-exclusive easement for egress, ingress and regress over a 25 foot wide private road along the east margin of the above described parcel from the northeast corner of said parcel southwardly to Kernersville Road.

TRACT II:

Commencing at a stone in the Farm Road, said Farm Road running northwardly from N.C. Highway No. 150 and said stone and place of Beginning being a corner of Carl Linville; running thence North 2° 30' East along the boundaries of Carl Linville and Blanche Sullivan, 745 feet to an iron stake, corner of Bunyon Linville; running thence along the boundary of Bunyon Linville, North 81° 0' West 885 feet to an iron stake in the boundary of the City of Winston-Salem property; running thence South 2° 0' West 828 feet to a stone, corner of Carl Linville; thence South 86° 05' East 868 feet comprising two adjoining tracts of 9.1 acres and 7.1 acres for a total of 16.2 acres, being known and designated as Lots 18 and 19 on the plat of the property of B.X. Linville Estate recorded in Plat Book 10 at Page 29 in the Office of the Register of Deeds of Forsyth County, North Carolina and being known and designated as Lots 18 and 19 Block 2616, Broadbay Township as presently constituted on Forsyth County Tax Maps and being the identical property as described in deed recorded in Book 1254 at Page 1209, Forsyth County Registry.

TRACT III:

BEGINNING at an iron in the north line of the Winston-Salem Kernersville Highway N. C. 150, said iron being 20 feet west of the corner of F. D. Linville and R. L. Townsend; running thence with the north line of said highway, South 87° 14' West 250 feet to an iron; thence North 2° 27' East 442 feet to an iron; thence North 87° 14' East 250 feet to and iron, said iron being 20 feet west of the line of F. D. Linville and R. L. Townsend; thence South 2° 27' West 442 feet to the place of BEGINNING, and containing 2.60 acres more or less.

The above tract of land is a portion of that willed to F. D. Linville by E. C. B. Linville and deeded to E. C. B. Linville by Thomas Fuller and wife, Flora A. Fuller, and R. F. Linville. See deeds recorded in Deed Book 91, at Page 216 and Deed Book 72, at Page 175. Also see deed recorded in Deed Book 165, at Page 250 in the Office of the Register of Deeds of Forsyth County, North Carolina.