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PRESENTED FOR REGISTRATION AND RECORDED

MAY 3 3 11 PM '88

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY. N.C.

$1000 pd KC

FORSYTH COUNTY 152617

STATE OF NORTH CAROLINA MAY-3'88 Real Estate Excise Tax 150.00

Excise Tax

Recording Time, Book and Page

Tax Lot No. ..... Parcel Identifier No. .....

Verified by ..... County on the ..... day of ....., 19.....

by .....

Mail after recording to House, Blanco & Osborn - Box

.....

This instrument was prepared by Ronald A. Matamoros, Esquire

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27 day of April, 19 88, by and between

GRANTOR	GRANTEE
GRIFFITH ROAD ASSOCIATES	S & A Partnership 351 North Peacehaven Road Winston-Salem, North Carolina 27104

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

See Exhibit A attached hereto and made a part hereof.

N.C. Bar Assoc Form No. 3 © 1976, Revised 1977.
Printed by Agreement with the N.C. Bar Assoc 1981

The property hereinabove described was acquired by Grantor by instrument recorded in .....

.....

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

a) Real property taxes for the year 1988 and subsequent years.

b) Restrictions and easements of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his 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.

GRIFFITH ROAD ASSOCIATES,
a North Carolina General Partnership

By William Elesha (Seal)
William Elesha Partner

By _____ (Seal)
Stephen H. Homer Partner

By _____ (Seal)
Scott L. Gwyn Partner

By _____ (Seal)
Larry E. Alexander Partner

By _____ (Seal)
Billy J. Shoaf Partner

STATE OF NORTH CAROLINA - County of Forsyth) :

I, a Notary Public of Forsyth County, North Carolina, certify that WILLIAM ELESHA, STEPHEN H. HOMER, SCOTT L. GWYN, LARRY E. ALEXANDER AND BILLY J. SHOAF as General Partners of GRIFFITH ROAD ASSOCIATES, a North Carolina General Partnership, personally appeared before me this day and acknowledged the execution of the foregoing instrument on behalf of said General Partnership.

WITNESS my hand and official seal this 27 day of April, 1988.

_____
Notary Public

My Commission Expires: _____

STATE OF NORTH CAROLINA - County of Forsyth) :

The foregoing certificate of Ronald A. Matamoras, a Notary Public of Forsyth County, North Carolina, is hereby certified to be correct. This the 3 day of ~~April~~ May, 1988.

L. E. SPEAS, Register of Deeds

By _____
Deputy - ~~Assistant~~

BOOK 1539 PAGE 181

EXHIBIT A

BEGINNING at an iron stake in the eastern right-of-way line of Griffith Road, which said iron stake marks the southwestern corner of the property of R. Harrison Marks, III (See Deed Book 1340 at page 264) and which said iron stake lies approximately 1,578 feet south of the intersection of Griffith Road and Hampton Road, and running thence from said place of Beginning along the southern property line of R. Harrison Marks, III, North 88 deg. 46 min. 30 sec. East 821.6 feet to an iron stake which marks the southeastern corner of the property of R. Harrison Marks, III; thence along the eastern property line of R. Harrison Marks, III, North 3 deg. 46 min. 30 sec. West 349.67 feet to an iron stake in the southern property line of Fred E. Scott (See Deed Book 903, page 280) and which said iron stake marks the northeastern corner of the property of the said R. Harrison Marks, III; thence along the southern property line of Fred E. Scott South 86 deg. 19 min. East 354.22 feet to an iron stake; thence South 1 deg. 42 min. West 214.0 feet to an iron stake; thence along the western property line of A. T. Scott (See Deed Book 766, Page 231) South 5 deg. 22 min. East 541.3 feet to an iron stake which marks the southwestern corner of the property of said A. T. Scott and is in the northern property line of Casper A. Griffith (See Deed Book 818 at page 179); thence along the northern property line of said Casper A. Griffith North 86 deg. 49 min. West 1,188.0 feet to an iron in the eastern edge of Griffith Road; thence along the eastern edge of Griffith Road North 1 deg. 40 min. 30 sec. West 343.1 feet to the point and place of BEGINNING, containing 13.03 acres, more or less.

The herein-described tract is as shown on a survey of the property of Larry E. Alexander and wife, Peggy H. Alexander dated December, 1982, by Michael E. Gizinski, Registered Land Surveyor.