

2005003186 00266
 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$49.00
 PRESENTED & RECORDED:
 01-18-2005 03:04 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: PATSY RUTH DAVIS DPTY
BK: RE 2534
PG: 4025-4026

44-
 Mail deed and tax bills to Grantee: 416 West Mountain Street, Kernersville, NC 27284

Prepared by: N. Alan Bennett (Thomas and Bennett)
 116 S. Cherry Street, Kernersville, NC 27284
 (No title search or closing requested or performed by Drafting Attorney)

Excise Tax: \$ _____

ENVELOPE

Brief description: Lot 14, Farmwood Development, Section 1

NORTH CAROLINA
 FORSYTH COUNTY

GENERAL WARRANTY DEED

THIS DEED made this 17th day of January, 2005, by and between:

GRANTOR:

James B. Gilchrist
 JAMES B. GILCHRIST and wife, MARY S. GILCHRIST

GRANTEE:

Q3 DEVELOPMENT, LLC

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

BEING KNOWN AND DESIGNATED as Lot 14 of Farmwood Development, Section 1, a map and plat of which is recorded in Plat Book 18, Page 81 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

The above described property is the same as that described in Deed Book 885, Page 373, Forsyth County Registry and is further known and designated as Tax Lot 14 in Block 5427 on the Forsyth County Tax Maps.

Property Address: Farmwood Drive, Kernersville, NC 27284

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

James B. Gilchrist (Seal)
JAMES B. GILCHRIST

Mary S. Gilchrist (Seal)
MARY S. GILCHRIST

North Carolina, Forsyth County

I, Larry D. Martin a Notary Public of Forsyth County, North Carolina, certify that JAMES B. GILCHRIST and wife, MARY S. GILCHRIST personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

I have signed my name and official stamp or seal, this the 13 day of January, 2005.

Larry D. Martin
Notary Public
My Commission Expires: 12.12.06

The foregoing certificate(s) of Larry D. Martin

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.

Dickie C. Wood
Forsyth County Register of Deeds

By [Signature]
Deputy/Assistant - Register of Deeds