

ENVELOPE



2008002469 00202

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXTX**\$37.00**

PRESENTED & RECORDED:

01-16-2008 04:36 PM

KAREN GORDON

REGISTER OF DEEDS

BY: LORA SMALL

DPT

BK: RE 2807**PG: 827-829****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 37.00

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

Mail/Box to: Grantee at address below.

This instrument was prepared by: Bunch & Associates, PLLC, 514 S. Stratford Road, Suite 240, Winston Salem, NC 27103

Brief description for the Index: _____

THIS DEED made this 16th day of January, 2008, by and between**GRANTOR**LESLIE F. FRYAR, SINGLE
1085 REYNOLDS ROAD
LEWISVILLE, NC 27023**GRANTEE**N & N PROPERTIES OF THE TRIAD, INC
505 HOLLY RIDGE DRIVE
WINSTON-SALEM, NC 27105

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 LEWISVILLE, LEWISVILLE Township, FORSYTH County, North Carolina and more particularly described as follows:

See attachment "EXHIBIT A" for legal description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1720 page 1054.

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 Easements, Rights of Way and Restrictions of record, if any, and Ad Valorem taxes prorated through the date herewith.

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

(Entity Name)

Leslie F. Fryar (SEAL)
LESLIE F. FRYAR, SINGLE

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that LESLIE F. FRYAR, SINGLE 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 16th day of January, 2008.

My Commission Expires: 11/2/2009



Carolyn D. Dalton
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ 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.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEGINNING at a point on the East side of Reynolds Road (SR 1160) said point being the Northwest corner of J. W. Hicks, et ux (Deed Book 644, Page 421) and known as the Northwest corner of Lot No. 4 of the E. F. and Mary Ellen Craft Tuttle lands (SP Docket No. 3259, CSC Office); running thence along the East side of said road North 1° West 185.5 feet to a point, the Southwest corner of Andrew J. Holder, et ux (Deed Book 337, Page 217); thence along the South line of Andrew J. Holder South 89° East 775.0 feet to an iron stake in the West line of Duke Power Company (Book 1701, Page 3301), formerly known as Lot No. 8 of the aforesaid Tuttle lands; thence along the West line of Duke Power Company South 1° East 185 feet to an iron stake, the Northeast corner of Lot No. 4 of the E. F. and Mary Ellen Craft Tuttle lands; thence along the North line of the aforesaid Tuttle lands North 89° West 770.1 feet to the point of BEGINNING. Being Tract No. 3 of the aforesaid Tuttle lands and containing 3.25 acres and being the first tract described in Deed Book 556, Page 421;

SAVE AND EXCEPT (1) that certain tract conveyed out of the above described tract to Merle T. Gathings by the Grantor on July 10, 1987, the deed to which is recorded in Book 1618, Page 788;

SAVE AND EXCEPT (2) that certain 30 foot right-of-way easement extending along the Southern boundary of the property herein conveyed from Reynolds Road to the Merle T. Gathings property above described, being more particularly described in Book 1618, Page 788.