

Drafted by: Thomas T. Crumpler
Return to: VonCannon Box

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STATE OF NORTH CAROLINA

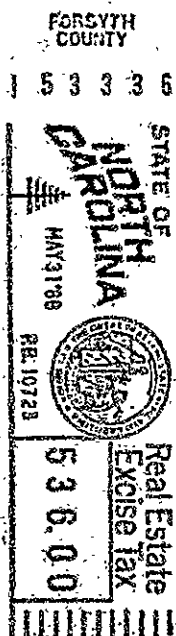
COUNTY OF FORSYTH

WARRANTY DEED

WARRANTY DEED, made this the 31st day of May, 1988, by H & F Company, a general partnership organized and existing under the laws of the State of North Carolina and Executive Boulevard Enterprises, a general partnership organized and existing under the laws of the State of North Carolina (hereinafter referred to as "Grantor") and JAMES B. CULBERTSON AND WIFE, GERMAINE C. CULBERTSON (hereinafter referred to as "Grantee");

WITNESSETH, that the Grantor, in consideration of ten dollars and other valuable consideration (\$10.00 & o.v.c.) paid by the Grantee, receipt and sufficiency of which is hereby acknowledged has bargained and sold, and by these presents does bargain, sell and convey unto the Grantee, and their heirs and assigns, that certain tract or parcel of real property situated in Forsyth County, North Carolina, more particularly described as follows:

BEGINNING at an iron stake in the northeastern right of way of Executive Park Boulevard, said point being the southwesternmost corner of that property owned by Shirley D. Shouse recorded in Deed Book 1336, Page 1691, Forsyth County Registry, and running thence from said beginning point with the line of Shouse, North 42° 48' 33" East 39.10 feet to an iron; thence South 44° 48' 43" East 3.51 feet to an existing nail; thence North 42° 43' 25" East 65.05 feet to a nail; thence North 46° 41' 55" West 3.49 feet to a nail; thence North 42° 58' 03" East 91.29 feet to an iron pin located in the western line of James Lawrence Carlton as recorded in Deed Book 1359, Page 1601, Forsyth County Registry; thence South 48° 14' 17" East 13.77 feet to an iron located in the northwestern corner of the James W. Armentrout property as recorded in Book 1364, Page 244, Forsyth County Registry; thence with Armentrout's west line, South 46° 42' 39" East 125.22 feet to an iron in the northeasternmost corner of Guardian Realty Investments, Inc. property recorded in Book 1261, Page 1698, Forsyth County Registry; thence with Guardian Realty Investment, Inc.'s northern line, South 42° 56' 30" West 195.67 feet to an iron located in the northeastern right of way line of Executive Park Boulevard; thence with said line of Executive Park Boulevard, North 46° 43' 05" West 138.70 feet to the



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point and place of BEGINNING, containing .619 acre, more or less, as shown on a survey by Thomas A. Riccio, Land Surveyor, dated May 3, 1988.

TO HAVE AND TO HOLD the aforesaid real property together with all privileges and appurtenances thereunto belonging to the Grantee and their heirs and assigns forever. And the Grantor does covenant that it is seized of the said real property in fee and has the right to convey the same in fee simple; that the same is free from encumbrances, except for ad valorem taxes for the current year not yet due and payable and easements and restrictions of record, if any; and that it will covenant and defend the title to the same against the claims of all persons whatsoever.

AND, the undersigned represent and further warrant that this deed is executed and delivered by them as a properly authorized and ratified act of the partnership for which they are authorized to sign.

IN TESTIMONY WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

✓ H & F COMPANY, a North Carolina
General Partnership

✓ By: Don R. House (SEAL)
Don R. House
General Partner

✓ EXECUTIVE BOULEVARD ENTERPRISES,
a North Carolina General
Partnership

✓ By: Loyd R. Daniel, Jr. (SEAL)
Loyd R. Daniel, Jr.
General Partner

✓ By: C. David McKee (SEAL)
C. David McKee
General Partner

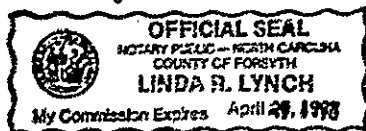
BOOK 1641P3872

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Linda R. Lynch, a Notary Public of the county and state aforesaid, do certify that Don R. House, general partner of H & F COMPANY, a general partnership, personally came before me this day and acknowledged the execution of the foregoing instrument as a duly authorized and ratified act of said partnership.

WITNESS my hand and notarial seal, this the 30th day of May, 1988.



Linda R. Lynch
Notary Public

My commission expires:

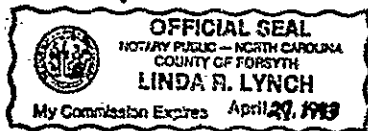
April 27, 1993

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Linda R. Lynch, a Notary Public of the county and state aforesaid, do certify that Loyd R. Daniel, Jr. and C. David McKee, general partners of EXECUTIVE BOULEVARD ENTERPRISES, a general partnership, personally came before me this day and acknowledged the execution of the foregoing instrument as a duly authorized and ratified act of said partnership.

WITNESS my hand and notarial seal, this the 31st day of May, 1988.



Linda R. Lynch
Notary Public

My commission expires:

April 27, 1993

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Linda R. Lynch (here give name and official title of the officer signing the certificate passed upon)

N.C. Forsyth Co., B.C.
PRESENTED FOR
REGISTRATION
AND RECORDED

(are) certified to be correct. This the 31 day of May, 1988.

MAY 31 5:00 PM '88
L. E. Speas, Register of Deeds

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH COUNTY, N.C.
Janet Bottoms Deputy Assistant

Probate and Filing Fee \$ 10.00 paid.

KCL

1641-3873