

FORSYTH CO, NC **143** FEE: \$ 20.00
 PRESENTED & RECORDED: 09/23/2002 1:09PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
 STATE OF NC REAL ESTATE EXTX: \$ **600.00**
BK2282 P1008 - P1010



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

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

Mail/Box to: _____

This instrument was prepared by: Gregory D. Henshaw, Attorney at Law **Box 36**

Brief description for the Index: Units 3 & 7 Park Center Office Condos

THIS DEED made this 20th day of September, 2002, by and between

GRANTOR	GRANTEE
<p>Frosty Associates</p> <p>173 Pinecreek Trail Mount Airy, NC 27030</p>	<p>Curtis A. Leonard and wife, Barbara Y. Leonard, a 90% undivided interest, and Pansy M. Young, married, a 10% undivided interest</p> <p>250 Executive Park Blvd. Suites 100 & 107 Winston-Salem, NC 27103</p>

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 Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1578 page 461.

A map showing the above described property is recorded in Plat Book 3 page 173.

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:

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

Frosty Associates, a N.C. General Partnership _____ (SEAL)

F. Rees Co., Inc., a N.C. Corporation, Managing Partner

By: F. Eugene Rees, Jr. _____ (SEAL)

Title: President of F. Rees Co., Inc., Managing Partner

F. Eugene Rees, Jr.

By: _____ (SEAL)

Title: _____

By: _____ (SEAL)

Title: _____

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____
_____ 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 _____, 20__.

My Commission Expires: _____

Notary Public

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that F. Eugene Rees, Jr. personally
came before me this day and acknowledged that he is the President of F. Rees Co., Inc.,
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 20th day of September, 2002.

My Commission Expires: 11-11-04

Notary Public

** Corporation that is the Managing Partner of
Frosty Associates, a

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 Diana S. Clinard, NP 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, REGISTER OF DEEDS

Register of Deeds for FORSYTH County

By: Kenneth D. Dade Deputy/Assistant - Register of Deeds

EXHIBIT "A"
250 EXECUTIVE PARK BLVD., SUITE 107 & 100
WINSTON-SALEM, N.C. 27103

TRACT 1: BEING KNOWN AND DESIGNATED as Unit No. 3 as shown on a plat or plats entitled PARK CENTER OFFICE CONDOMINIUMS and recorded in Condominium Book 3, Page 173 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description; and an undivided 10.87% fee simple interest in and to the common area shown on the referenced plat map.

TRACT 2: BEING KNOWN AND DESIGNATED as Unit No. 7 as shown on a plat or plats entitled PARK CENTER OFFICE CONDOMINIUMS and recorded in Condominium Book 3, Page 173 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description; and an undivided 19.51% fee simple interest in and to the common area shown on the referenced plat map.

TOGETHER with all rights and easements appurtenant to said units and subject to the Declaration of Condominium, and the exhibits annexed thereto, which are incorporated herein by reference.