

2006052067 00240

FORSYTH CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXT

\$300.00

PRESENTED &amp; RECORDED:

08-17-2006 04:18 PM

DICKIE C WOOD  
REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK: RE 2686

PG: 3670-3672

North Carolina General Warranty Deed*Box 179*

Excise Tax: \_\_\_\_\_

Mail/Box to: GranteeThis instrument was prepared by: Mark J. ChiarelloBrief description for the Index: 11 acres on Warren RoadTHIS DEED made this 17 day of August, 2006, by and between:

GRANTOR

**Mildred H. McBride**

GRANTEE

**Q3 Development**

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 \_\_\_\_\_, Forsyth County, North Carolina and more particularly described as follows:

**See Attached**

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

A map showing the above described property is recorded in 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 said Grantor does covenant that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever.

**Easements and restrictions of record and 2006 ad valorem taxes.**

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

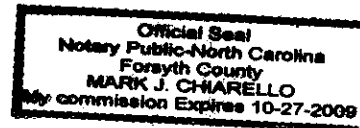
Mildred H. McBride  
Mildred H. McBride

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Mildred H. McBride personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal, this 17 day of August, 2006.

Mark J. Chiarello  
My Commission expires: 10/27/09



## Exhibit A-

BEGINNING at an Iron Rebar Set on the Southern Right of Way of Warren Rd. S.R. 2019, at the Northwest corner of Tax Block 5415, Tax Lot 056R; running South 04 degrees, 48'15" West for 204.09 feet to an Existing Iron Pin with a bent Nail Set at Base; then running South 81 degrees, 00'45" East for 100.17 feet to an Iron Rebar Set; thence South 4 degrees 48'15" West for 22.01 feet to a Nail Set in Stone, thence Chord South 06 degrees 30'30" West for 86.11 feet to an Iron Rebar Set; thence Chord South 10 degrees 16'54" West, 113.58 feet to an Existing Iron Pin; continuing South 12 degrees 21'24" West for 105'72 feet to another Existing Iron Pin; then running South 12 degrees, 09'54" West for 105.94 feet to an Existing Iron Pipe; hence South 12 degrees 25'56" West for 106.05 feet to an Iron Rebar Set South 12 degrees 25'56" West for 106.05 feet to an Existing Iron Pipe; and South 77 degrees 50'33" East for 60.25 feet to a Solid Rod bent Nail Set at Base. Continuing to run South 12 degrees 15'14" West for 106.05 feet to a Solid Rod; thence North 77 degrees, 49'13" West, 537.39 feet to a point in the center line of Belews Creek, the Southeast corner of Tax Lot 047, Tax Block 5415. Thence with the center line of Belews Creek the following courses: North 47 degrees 08'77" East for 67.46 feet to a point; thence running North 07 degrees, 26'45" East for 35.39 feet to a point, thence continuing to run North 40 degrees, 39'31" East for 56.12 feet to a point; thence running North 00 degrees, 03'49" East for 62.77 feet to a point; thence running North 58 degrees 59'28" East for 73.80 feet to a point; thence continuing North 31 degrees, 11'31" West for 35.92 feet to a point; thence following North 54 degrees 27'12" East for 50.67 feet to a point; thence running North 00 degrees, 45'44" West for 33.85 feet to a point; thence running North 73 degrees, 37'59" East for 30.78 feet to a point; thence running North 45 degrees, 59'20" East for 28.49 feet to a point; thence running North 27 degrees, 58'55" West for 41.13 feet to a point; thence running North 00 degrees 50'14" West for 42.57 feet to a point; thence running North 83 degrees, 23'18" East for 56.58 feet to a point; thence running North 07 degrees, 43'50" West for 40.05 feet to a point; thence running North 79 degrees, 17'32" West for 26.15 feet to a point; thence running North 19 degrees, 59'13" East for 95.96 feet to a point; thence running North 42 degrees, 21'04" West for 27.14 feet to a point, thence running North 42 degrees, 21'04" West for 5.74 feet to a point; thence running North 50 degrees, 28'00" East for 33.49 feet to a point; running North 00 degrees, 45'43" East for 26.68 feet to a point; thence running North 19 degrees, 57'12" East for 44.08 feet to a point; thence running North 19 degrees, 13'02" West for 40.83 feet to a point; thence running North 52 degrees, 24'09" East for 36.25 feet to a point; thence running North 43 degrees, 44'08" East for 16.10 feet to point; thence running North 26 degrees, 39'08" West for 36.35 feet to a point; thence running North 06 degrees, 39'52" East for 24.45 feet to a point; thence running North 70 degrees, 51'57" East for 29.06 feet to a point; thence running North 13 degrees, 44'35" East for 27.98 feet to a point in the Northeast corner of Tax Lot 41A, Tax Block 5415; continuing South 78 degrees, 19'48" East for 30 feet to an Iron Rebar Set; thence nearly parallel to Warren Road S.R., South 78 degrees, 19'48" East for 49.46 feet to a Flared End Section near the Right of Way Monument (Found); thence North 87 degrees, 34'39" East for 126.02 to the Iron Rebar Set, the place of BEGINNING;

Containing 7.689 acres and combining 7 tracks of land Being Known as: Tax Lot 48F of Block 5415, Tax Lot 017 of Block 5372, Tax Lot 016 of Block 5372, Tax Lot 015 of Block 5372, Tax Lot 014 of Block 5372 and Tax Lot 013 of Block 5372.