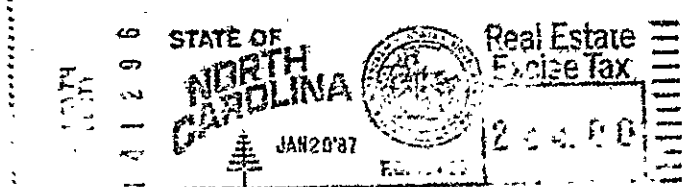


15

PRESENTED FOR  
REGISTRATION  
AND RECORDED

JAN 20 9 59 AM '87

L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CITY, N.C.

Excise Tax

Recording Time, Book and Page

Tax Lot No. 69, 70, 72, 86, 105 and 120, Block 3413C Parcel Identifier No. ....  
 Verified by ..... County on the ..... day of ..... 19 ..  
 by .....

Mail after recording to VonCannon Box

This instrument was prepared by Donald M. VonCannon

Brief description for the Index Lots 69, 70, 72, 86, 105 and 120  
Glenridge, Phase I, Section One

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of January, 1987, by and between

GRANTOR

GRANTEE

GLENRIDGE ASSOCIATES, a North Carolina  
General Partnership (successor by name  
change in Book 1546, page 455 to Sally-  
Kirk Associates)

D & L PARTNERSHIP, a North Carolina  
General Partnership  
c/o 265 Executive Park Boulevard  
Winston-Salem, NC 27103

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

Being known and designated as Lots 69, 70, 72, 86, 105 and 120 as shown on the recorded Plat entitled "Glenridge, Phase I, Section One", recorded in Plat Book 30, page 200, Forsyth County Registry, reference to which plat is hereby made for a more particular description.

The Grantor herein specifically reserves unto itself and its successors and assigns the right to enter Lot 120 over the following easement for the purposes stated therein:

A 22-foot wide easement which is located along the western boundary line of Lot 120 as described above for purposes of planting grass, shrubs, trees, landscaping, and general beautification of the berm or bank contained within the said 22-foot easement, and for purposes of reentering the property in the future for purposes of any replanting, landscaping, maintaining and repairing of said berm or bank. No tree or shrub planted by the Grantor may be cut or removed without the written permission of the Grantor, its successors or assigns.

The above described easement is perpetual and is to run with the land.

The property hereinabove described was acquired by Grantor by instrument recorded in .....  
Book 1511, page 1578

A map showing the above described property is recorded in Plat Book 30 page 200 .....  
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 exceptions hereinafter stated.  
Title to the property hereinabove described is subject to the following exceptions:

See Exhibit A attached hereto and made a part hereof for exceptions.

IN WITNESS WHEREOF, the Grantor has hereunto set his 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.

GLENRIDGE ASSOCIATES, a North Carolina General Partnership

BY: AVTEX PROPERTIES, INC., General Partner

(Corporate Name)

By: *[Signature]*  
Ferry L. Avant  
President

*[Signature]*  
James E. Humphreys, Jr.  
Secretary (Corporate Seal)

USE BLACK INK ONLY

NORTH CAROLINA, \_\_\_\_\_ County.

I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
Grantor,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

My commission expires: \_\_\_\_\_ Notary Public

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that James E. Humphreys, Jr.

personally came before me this day and acknowledged that he is Secretary of  
Avtex Properties, Inc., General Partner of Glenridge Associates, a  
North Carolina General Partnership, a North Carolina corporation, and that by authority duly  
given and as the act of the corporation, the foregoing instrument was signed in its name by its  
President, sealed with its corporate seal and attested by him as its Secretary.  
Witness my hand and official stamp or seal, this 8th day of January, 1987.

My commission expires: May 12, 1990 *Patricia A. Yeakel (Noty)* Notary Public

The for Patricia A. Yeakel (Noty) N.P. Forsyth Co, NC

is, see 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.

L. E. Speas, Register of Deeds

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Cynthia Clinard Deputy, Assistant - Register of Deeds

EXHIBIT A

All references to Lot numbers in the following exceptions refer to the Lots on the recorded plat of Glenridge, Phase I, Section One, recorded in Plat Book 30, page 200, Forsyth County Registry.

1. Subject to a 10' by 20' sign easement at the northwestern corner of Lot 120 and the southwestern corner of Lot 69.
2. Subject to a 35' by 40' drainage easement along the western boundary line of Lot 69.
3. Subject to a 20' drainage easement which crosses the southeastern portion of Lot 70; subject to a 20' drainage easement lying along the eastern boundary line of Lot 86.
4. Subject to a 40' sanitary sewer easement along the northern boundary lines of Lots 69, 70 and 86.
5. Subject to a 20' sanitary sewer easement along the northeastern boundary line of Lot 72; and crossing the northeastern corner of Lot 105.
6. Subject to a negative access easement along the western boundary lines of Lots 69 and 120.
7. Subject to a 40' greenway easement along the northern boundary lines of Lots 69, 70 and 86.
8. Subject to rights of others in the uninterrupted flow of the branch crossing the northern portion of Lots 69, 70 and 86.
9. Subject to a portion of Lots 69, 70, 72 and 86 lying within a 100 year flood plain.
10. Subject to easements and restrictions of record, if any.
11. Subject to 1987 ad valorem taxes.
12. Subject to a Declaration of Restrictive Covenants recorded in Book 1548, page 1061, Forsyth County Registry.