

ENVELOPE

2006037952 00313

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

\$194.00

PRESENTED &amp; RECORDED:

06-19-2006 04:41 PM

DICKIE C WOOD  
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2671

PG: 646-648

## NORTH CAROLINA SPECIAL WARRANTY DEED

## Excise Tax:

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Mark J. Chiarello

Brief description for the Index: 1.006 Acres Barrow Road

THIS DEED made this 19 day of June, 2006, by and between

| GRANTOR                                          | GRANTEE                                           |
|--------------------------------------------------|---------------------------------------------------|
| <b>Q3 Development, LLC</b>                       | <b>Jimmy Stafford and wife Yvetta W. Stafford</b> |
| 415 W. Mountain Street<br>Kernersville, NC 27284 | 5141 Barrow Road<br>Kernersville, NC 27284        |

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, Township, 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 2310, page 1808.

A map showing the above described property is recorded in

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Easements, restrictions, rights of way of public record and ad valorem taxes current year.

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

Q3 DEVELOPMENT, LLC

Richard Scott Van Eerden Member/Manager  
By: Richard Scott Van Eerden, Member/Manager

SEAL-STAMP

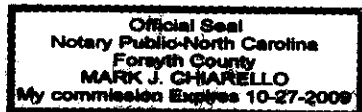
State of North Carolina - County of Forsyth

I, Mark J. Chiarello the undersigned Notary Public of the County and State aforesaid, certify that **Richard Scott Van Eerden** personally came before me this day and acknowledged that he is the **Member/Manager of Q3 Development, LLC**, a North Carolina limited liability company, and that by authority duly given, he executed the foregoing instrument on behalf of and the act of the Company. Witness my hand and Notarial stamp or seal, this 19 day of June, 2006.

My Commission Expires:

10/27/06

Mark J. Chiarello  
Notary Public



## EXHIBIT A

Being a 1.006 acre, more or less, tract or parcel of real property lying in Kernersville Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at a point lying in the eastern boundary of the Middle American Homes and Enterprises, Ltd. property which is more particularly described in Book 1916 at Page 539, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description thereof; said point being located the following three courses and distances from the northeast corner of the Middle American property described in Book 193 0 at Page 1894: (1) North  $01^{\circ} 45' 42''$  West 76.09 feet to an existing iron stake; (2) North  $06^{\circ} 27' 09''$  West 69.46 feet to an existing iron stake; and (3) North  $28^{\circ} 01' 40''$  West 153.32 feet to a point; thence on a new line through Middle American South  $83^{\circ} 28' 06''$  West 454.13 feet to a point lying in the center of a fifty-foot (50-ft) wide right-of-way of Barrow Road (State Road 2013); thence with the center of a fifty-foot (50-ft) wide easement and right-of-way North  $07^{\circ} 12' 36''$  East 17.53 feet to an existing iron stake; thence North  $18^{\circ} 46' 34''$  West 84.90 feet to a point; thence on a new line through Middle American North  $83^{\circ} 28' 06''$  East 428.59 feet to a point lying in the eastern boundary line of Middle American; thence South  $28^{\circ} 01' 40''$  East 107.48 feet to the point and place of BEGINNING; containing 1.006 acres, more or less, according to a survey entitled "Map for Harry Boles", dated September 4, 1996, drawn from a survey by Larry L. Callahan, RLS, bearing Job No. 1350-4.

The above-described property is known on the Forsyth County Tax Maps as Tax Lot 304, Block 5422, on Map 666882, and is further the same property described in Book 1980 at Page 2887 of the Forsyth County, North Carolina, Registry.

TOGETHER WITH AND SUBJECT TO the fifty-foot (50-ft) wide easements and rights-of-way which are more particularly described in Book 1411 at Pages 320 and 325 of the Forsyth County, North Carolina, Registry, reference to which are hereby made for a more particular description thereof. These easements and rights-of-way shall be appurtenant to and shall run with the above-described 1.006 acre tract of land.