

2007072224 00167

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

\$782.00

PRESENTED & RECORDED:

12-20-2007 02:20 PM

KAREN GORDON

REGISTER OF DEEDS  
BY: BETTY C CAMPBELL  
DPT

BK: RE 2802

PG: 3722-3724

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$782.00

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

Mail/Box to: William G. Burgin, III, Tuggle Duggins & Meschan, P.A., P.O. Box 2888, Greensboro, NC 27402-2888

This instrument was prepared by: William G. Burgin, III

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 18<sup>th</sup> day of December, 2007, by and between

GRANTOR

GRANTEE

**SALEM LEASING CORPORATION**  
a North Carolina corporation

**CF PROPERTIES, LLC**  
a North Carolina limited liability company

Grantee's Address:  
2400 Freeman Mill Road, Suite 300  
Greensboro, NC 27406

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

See Exhibit "A" attached hereto and incorporated herein by this reference.

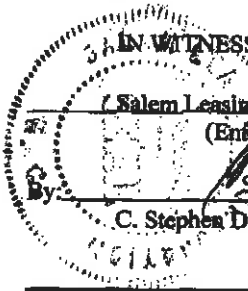
The property hereinabove described was acquired by Grantor by instrument recorded in Book 1887 page 730.

A map showing the above described property is recorded in Plat 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 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: Easements, restrictions, rights-of-way of record and ad valorem taxes for the current year;

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



Salem Leasing Corporation  
(Entity Name)

(SEAL)

By: C. Stephen Dula, Senior Vice-President

(SEAL)

State of North Carolina - County of \_\_\_\_\_

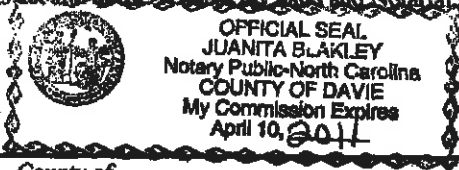
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 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 C. Stephen Dula personally came before me this day and acknowledged that he is the Senior Vice-President of \_\_\_\_\_ Salem Leasing Corporation \_\_\_\_\_ a North Carolina corporation, 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 18<sup>th</sup> day of December, 2007.



Juanita Blakley  
Notary Public  
My Commission Expires: April 10, 2011

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 \_\_\_\_\_ 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.

Register of Deeds for \_\_\_\_\_ County

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

**EXHIBIT "A"**  
**(Description of Real Property)**

BEGINNING at an iron stake in the southern margin of the right-of-way of Patterson Avenue (150' public right of way), said iron being located at the northernmost corner of Accent Mobile Homes, Inc. (Deed Book 1811, Page 1054, Forsyth County Registry); thence with northern boundary of Accent Mobile Homes South 46 degrees 05 minutes 31 seconds West 307.37 feet to a point; thence continuing with the western boundary of Accent Mobile Homes South 42 degrees 03 minutes 54 seconds East 573.81 feet to a point; thence North 52 degrees 41 minutes 53 seconds East 11.42 feet to an iron pin, the western corner of the Carolina Farm Credit (Tax Block 3441, Lot 003M, Forsyth County); thence with the western boundary of Carolina Farm Credit the following two (2) courses and distances: (i) South 24 degrees 48 minutes 23 seconds East 50.42 feet to an 1/4" iron pipe found; (ii) thence South 25 degrees 12 minutes 55 seconds East 134.87 feet to an iron pin, the northwestern corner of Acrem III Business Trust (Deed Book 2006, page 2524, Forsyth County Registry), thence with the western boundary of Acrem South 03 degrees 12 minutes 53 seconds East 286.30 feet to 3/4" iron pipe the northwestern corner of Rent It, Inc. (Deed Book 1472, page 488, Forsyth County Registry); thence with the western boundary of Rent It, Inc., South 03 degrees 10 minutes 17 seconds East 210.12 feet to an 1" iron pipe found in the northern margin of the right of way of US Highway 52; thence with the northern margin of the right-of-way of U.S. Highway 52, the following nine (9) courses and distances: (i) on a curve to the right having a radius of 1344.39 feet and arc distance of 233.51 feet, a chord, course and distance of North 66 degrees 49 minutes 57 seconds West 233.22 feet to a right-of-way monument; (ii) North 28 degrees 45 minutes 27 seconds East 49.78 feet to a right-of-way monument; (iii) thence on a curve to the right having a radius of 1294.39 feet, a chord and arc distance of 218.56 feet, course and distance of North 56 degrees 56 minutes 30 seconds West 218.30 feet to a 1/2" iron; (iv) South 37 degrees 46 minutes 24 seconds West 50.00 feet to a 1" iron found; (v) thence North 50 degrees 57 minutes 20 seconds West 48.23 feet to an 1/2" iron pipe found; (vi) thence on a curve to the right having a radius of 5599.58 feet and arc distance of 734.24 feet, a chord, course and distance of North 46 degrees 00 minutes 13 seconds West 733.71 feet to a right of way monument; (vi) North 44 degrees 18 minutes 46 seconds East 9.25 feet to a right of way monument; (vii) thence on a curve to the right having a radius of 5589.58 feet and arc distance of 194.03 feet, a chord, course and distance of North 41 degrees 01 minutes 07 seconds West 194.02 feet to a right-of-way monument; (viii) South 50 degrees 59 minutes 00 seconds West 9.95 feet to a 1" iron pipe found; and (ix) thence on a curve to the right having a radius of 5599.58 feet and arc distance of 551.88 feet, a chord, course and distance of North 37 degrees 19 minutes 11 seconds West 551.66 feet to an 1/2" bolt in pipe found, the southernmost corner of Hal Ray Richardson (Deed Book 1964, page 1287, Forsyth County Registry); thence leaving the northern margin of the right-of-way of U.S. Highway 52 and with the southern boundary of Richardson, North 44 degrees 06 minutes 52 seconds East 337.89 feet to a 1" iron pipe found the southern most corner of Troy F. and Carolyn E. Brickey (Deed Book 1827, page 2111, Forsyth County Registry); thence with the southern boundary of Brickey, North 44 degrees 05 minutes 53 seconds East 182.64 feet to an existing iron pin the western corner of CMH Homes, Inc. (Deed Book 2670, page 3935, Forsyth County Registry); thence with the western boundary of CMH Homes, Inc. South 43 degrees 55 minutes 07 seconds East 790.61 feet to a 1" iron pipe found; thence with the western boundary of CMH Homes, Inc. North 46 degrees 05 minutes 07 seconds East 280.03 feet to a 3/4" iron pipe found in the southern margin of the right-of-way of Patterson Avenue; thence with the southern margin of the right-of-way of Patterson Avenue, South 43 degrees 52 minutes 57 seconds East 60.01 feet to the point and place of BEGINNING, containing 22.404 acres, more or less, as shown on a survey by Harris B. Gupton, RLS, dated October 5, 2007.

TOGETHER WITH easements appurtenant reserved to Telecom Properties, Inc. in special warranty deed to Accent Mobile Homes, Inc. dated December 28, 1993 recorded in Book 1811, Page 1054, Forsyth County Registry.