RECORDED - 909099
KATHERINE LEE PAYNE
REGISTER OF DEEDS
GUILFORD COUNTY, NC
BOOK: 6210
PAGE(S):3046 TO 3051
11/22/2004 16:26:31

1 DEEDS	909099	$12.00
4 DEEDS ADDN PGS		$12.00
1 PROBATE FEE		$2.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: No taxable consideration

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

Mail/Box to: William P. Aycock II, P. O. Box 21847, Greensboro, NC 27420

This instrument was prepared by: William P. Aycock II, Attorney

Brief description for the Index: _____

THIS DEED made this 4th day of November, 2004, by and between

GRANTOR	GRANTEE
RESTORATION SYSTEMS, LLC, a North Carolina limited liability company	THAXTON RICHARDSON, JR. 8323 Oak Arbor Road Greensboro, NC 27455-9275

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 _____, Monroe Township, Guilford County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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

A map showing the above described property is recorded in Plat Book 5789 page 2263.

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: Restrictions, rights-of-way and easements of record, if any, and to ad valorem taxes for the current year, including specifically, rights and easements reserved to Grantor as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

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

RESTORATION SYSTEMS, LLC (SEAL)
(Entity Name)

By: John Preyer (SEAL)
Title: Member

By: (SEAL)
Title:

By: (SEAL)
Title:

USE BLACK INK ONLY

USE BLACK INK ONLY

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

USE BLACK INK ONLY

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that John Preyer personally came before me this day and acknowledged that he is the Member of RESTORATION SYSTEMS, LLC, 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 each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 4th day of November, 2004.

My Commission Expires: 5/17/09 Charlotte Robinson
Notary Public

CHARLOTTE ROBINSON
Notary Public, North Carolina
Wake County
My Commission Expires
May 17, 2009

USE BLACK INK ONLY

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

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981

* James Williams & Co., Inc.
www.JamesWilliams.com

EXHIBIT "A"

Attached to and made a part of that certain North Carolina General Warranty Deed dated November 4, 2004, by and between RESTORATION SYSTEMS, LLC (Grantor) and THAXTON RICHARDSON, JR. (Grantee).

BEGINNING at an existing iron stake in the eastern margin of N.C. State Road #1001 (60-foot right-of-way), the northwest corner, now or formerly, of Sharpe and the southwest corner of the property conveyed to Grantor herein by deed recorded in Book 5789, Page 2263, Guilford County Registry; thence from said beginning point with the eastern margin of N.C.S.R. #1001 along a curve to the left, a chord bearing and distance of North 09° 22' 34" East 101.68 feet (with a circle having a radius of 755.38 feet) to an iron stake set; thence a new line North 88° 57' 30" East 727.68 feet to an iron stake set in the western line of the Grantee herein (see Deed Book 2945, Page 362, Guilford County Registry); thence with Grantee's current western line, South 00° 57' 21" East 100 feet to an iron stake set witnessed by a stone; the northeast corner, now or formerly, of Sharpe; thence with Sharpe's northern line, South 88° 57' 30" West 745.91 feet to the point and place of Beginning, and containing 1.69 acres, more or less, and as shown on a map of survey for Restoration Systems, LLC (Haw River Site) by K2M Design Group, P.A., dated August 13, 2004 (Drawing No. RRS372MR04).

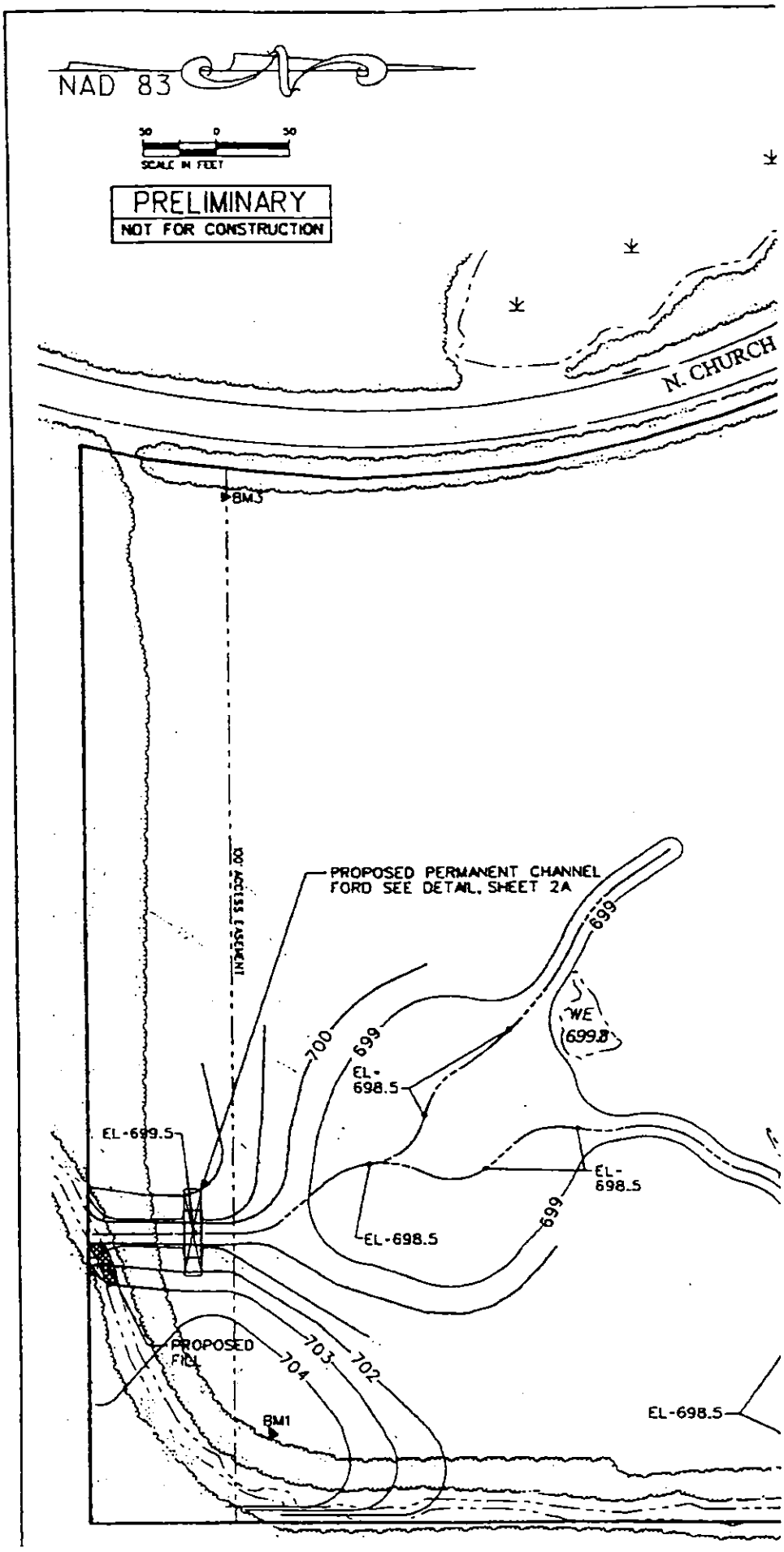
Grantor hereby reserves unto itself, its successors and assigns, a right of ingress, egress and regress across the above-described property from N.C. State Road #1001 (North Church Street) to Grantor's remaining property adjoining to the North. In connection with such easement, Grantor also reserves the right to construct a construction entrance from N.C. State Road #1001 substantially as shown on Exhibit "B-1" attached hereto and incorporated herein by reference. Upon completion of its use of the construction entrance, Grantor agrees to restore the access road to its condition existing as of the date of this Deed, including, but not limited to, the filling of a ditch along the southern boundary of the property up to, but not including, the unnamed creek described below.

The Grantor also reserves unto itself, its successors and assigns, the right to relocate the existing unnamed creek located on the above-described property. The creek shall be relocated substantially as shown on Exhibit "B-2" attached hereto and incorporated herein by reference. In connection with the relocation of the creek, Grantor also reserves the right to construct a permanent channel ford to be located approximately as shown on Exhibit "B-2" and constructed substantially in accordance with Exhibit "B-1"; provided, however, nothing herein shall prevent the Grantee from constructing a permanent bridge or crossing over the relocated creek and enclosing the creek in a box culvert so long as the elevation of the creek bed from its elevation existing after the relocation and construction of the ford is not altered.

003049

EXHIBIT "B-1"

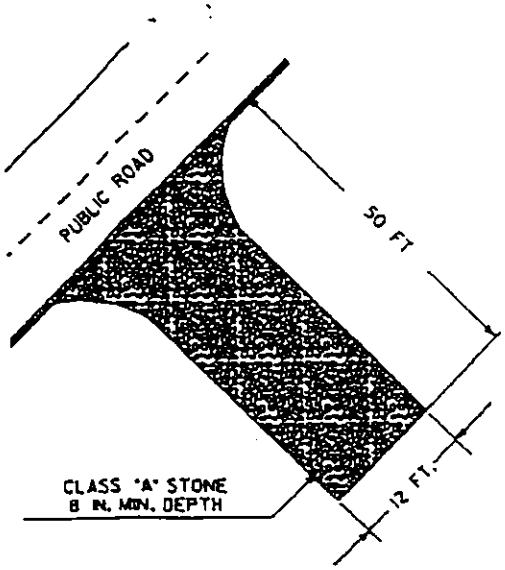
THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.



003050

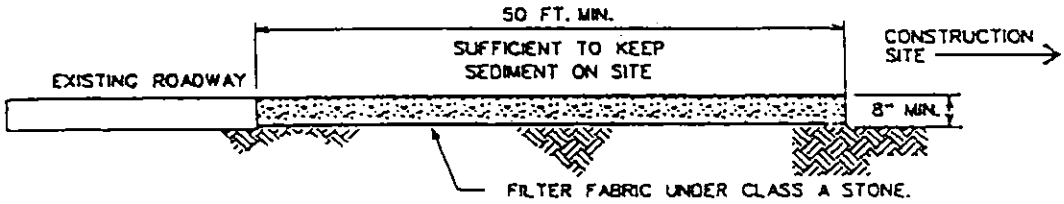
EXHIBIT "B-2"

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.



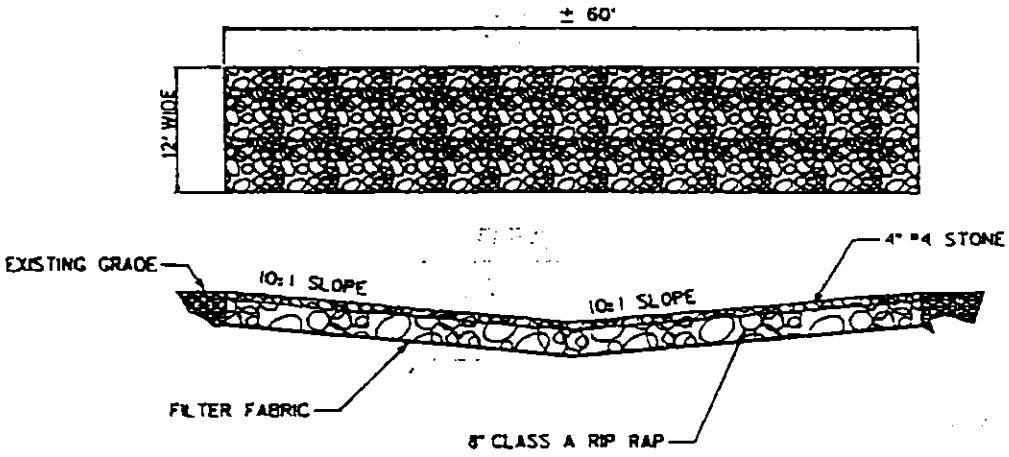
NOTES:
1. TURNING RADIUS SUFFICIENT TO ACCOMODATE LARGE TRUCKS SHALL BE PROVIDED.
2. ENTRANCE(S) SHOULD BE LOCATED TO PROVIDE FOR UTILIZATION BY ALL CONSTRUCTION VEHICLES.
3. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOPDRESSING WITH STONE WILL BE NECESSARY.
4. ANY MATERIAL TRACKED ONTO THE ROADWAY MUST BE CLEANED UP IMMEDIATELY.
5. GRAVEL CONSTRUCTION ENTRANCE SHALL BE LOCATED AT ALL POINTS OF INGRESS AND EGRESS UNTIL SITE IS STABILIZED. FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE MUST BE PROVIDED.
6. NUMBER AND LOCATION OF CONSTRUCTION ENTRANCES TO BE DETERMINED BY THE CONTRACTOR THROUGH COORDINATION WITH THE NCDOT DISTRICT ENGINEER.

NOTE: FILTER FABRIC TO BE PLACED BENEATH STONE



CROSS SECTION A-A

CONSTRUCTION ENTRANCE
(SUGGESTED)



PERMANENT CHANNEL FORD

NOTES:

1. CONTRACTOR TO EXCAVATE APPROX. 1' DEEP CHANNEL FOR PERMANENT STREAM CROSSING.
2. LAY FILTER FABRIC ALONG ENTIRE LENGTH OF BED.
3. FILL WITH 8" OF "CLASS A" RIP RAP, FOLLOWED BY 4" OF #4 STONE TO BRING FINISHED GRADE UP TO LEVEL OF PROPOSED STREAM BED.

PRELIMINARY
NOT FOR CONSTRUCTION

003051

KATHERINE LEE PAYNE, REGISTER OF DEEDS
GUILFORD COUNTY
201 SOUTH EUGENE STREET
GREENSBORO, NC 27402

* *

State of North Carolina, County of Guilford

The foregoing certificate of Charlotte Robinson

A Notary (Notaries) Public is/are certified to be correct. This instrument and this certificate are duly registered at the date and time shown herein.

KATHERINE LEE PAYNE, REGISTER OF DEEDS

By: Jane Schultz
Deputy - Assistant Register of Deeds

* *

This certification sheet is a vital part of your recorded document.
Please retain with original document and submit when re-recording.