

FILED FOR RECORD
VANCE COUNTY, N.C.
CYNTHIA S. ABBOTT
REGISTER OF DEEDS

RECORDED Jun 21, 2007
AT 04:40 pm

INSTRUMENT # 03234

Vance County 06-21-2007
NORTH CAROLINA
Real Estate
Excise Tax \$140.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$140.00

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

Mail/Box to: Michael E. Satterwhite, P.O. Box 1820, Henderson, NC 27536

This instrument was prepared by: STAINBACK & SATTERWHITE – Michael E. Satterwhite

Brief description for the Index: 753 Port Drive, Henderson, North Carolina 27537

THIS DEED made this 21st day of June 2007, by and between

GRANTOR	GRANTEE
T-WEL & ASSOCIATES, LLC	J. DAVID BROOKS and wife, MELINDA C. BROOKS; and J. DAVID BROOKS II 6567 Hebron Road Oxford, NC 27565

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 _____, Williamsboro Township, Vance County, North Carolina and more particularly described as follows:

BEING Lot 33 containing 0.85 acre according to survey and plat entitled “Final Plat of Lake Shores Plantation; Property of T-Wel & Assoc., LLC [sic]” as prepared by Bobbitt Surveying, PA, dated May 8,

2006, as revised July 5, 2006, as appears in Plat Book "X" Page 354 in the office of the Register of Deeds of Vance County. [06-MS-378T/K]

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1111 page 111

A map showing the above described property is recorded in Plat Book "X" page 354

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:

- a. Existing rights of way for roadways and public utilities of record.
- b. Declaration of Protective Covenants, Conditions, Restrictions and Easements for Lakeshores Plantation as appears in Book 1131, Page 663, Vance County Registry [NOTE: As an appurtenance to the lot hereinabove described, the Grantee, their heirs, successors and assigns, are specifically granted the right to use the golf cart paths as shown on plat recorded in Plat Book "X" Page 354, Vance County Registry, and as set forth in Paragraph 1.28 Golf Cart Paths].
- c. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "X" Page 354, Vance County Registry.
- d. Vance County ad valorem taxes for 2007 et seq. years.

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

T-WEL & ASSOCIATES, LLC

(Entity Name)

PRIM RESIDENTIAL RENTALS, INC., Member/Manager

By: Thomas S. Hester, Jr.
Thomas S. Hester, Jr., President

OXFORD SPORTING GOODS, INC., Member/Manager

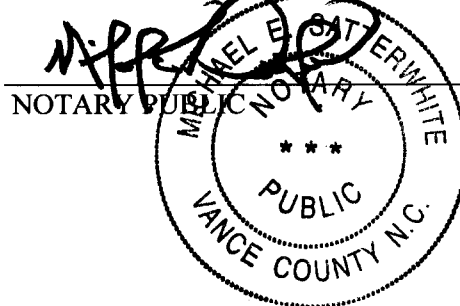
By: W.A. Currin
W.A. Currin, President

STATE OF NORTH CAROLINA
COUNTY OF VANCE

I, a Notary Public in and for said County and State, do hereby certify that **THOMAS S. HESTER, JR.** personally appeared before me this day and acknowledged that he is President of **PRIM RESIDENTIAL RENTALS, INC.**, a North Carolina corporation, Member/Manager of **T-WEL & ASSOCIATES, LLC**, a North Carolina Limited Liability Company, and also acknowledged that **PRIM RESIDENTIAL RENTALS, INC.**, is a Member/Manager of **T-WEL & ASSOCIATES, LLC**, a North Carolina Limited Liability Company, and that he, as President of **PRIM RESIDENTIAL RENTALS, INC.**, a Member/Manager of **T-WEL & ASSOCIATES, a North Carolina Limited Liability Company**, and that by authority duly given, and as an act of the North Carolina limited liability company, the foregoing instrument was signed in its name by **PRIM RESIDENTIAL RENTALS, INC.** its Member/Manager.

WITNESS my hand and notarial seal this 21st day of June 2007.

My Commission Expires: 3.25.08

STATE OF NORTH CAROLINA
COUNTY OF VANCE

I, a Notary Public in and for said County and State, do hereby certify that **W.A. CURRIN** personally appeared before me this day and acknowledged that he is President **OXFORD SPORTING GOODS, INC.**, a North Carolina corporation, Member/Manager of **T-WEL & ASSOCIATES, LLC**, a North Carolina Limited Liability Company, and also acknowledged that **OXFORD SPORTING GOODS, INC.** is a Member/Manager of **T-WEL & ASSOCIATES, LLC**, a North Carolina Limited Liability Company, and that he, as President of **T-WEL & ASSOCIATES, LLC**, a Member/Manager of **T-WEL & ASSOCIATES, a North Carolina Limited Liability Company**, and that by authority duly given, and as an act of the North Carolina limited liability company, the foregoing instrument was signed in its name by **OXFORD SPORTING GOODS, INC.** its Member/Manager.

WITNESS my hand and notarial seal this 21st day of June 2007.

My Commission Expires: 3.25.08

