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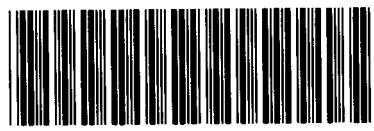
FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
December 31, 2009 03:00:24 PM
Book 3672 Page 507-509
FEE: $25.00
INSTRUMENT # 2009019496



INSTRUMENT # 2009019496

Excise Stamps $0 Recording Time, Book & Page

Drafted by John M. May, Attorney at Law
120 Applecross Road
Pinehurst, NC 28374

May

Brief Description for Index: 15G Fairwoods Estates

NORTH CAROLINA GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made this 22nd day of June, 2005, by and between **Fairwoods Estates Joint Venture**, a North Carolina general partnership (hereafter "Grantor"), of Pinehurst, North Carolina, and **John Clayton Linn and wife, Theresa Margaret Linn** (hereafter "Grantee") of Kara Blanc #105, 3-5-41 Minami Azabu, Minato-Ku, Tokyo 106-0047.

WITNESSETH:

The Grantor, for 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/near the Village of Pinehurst, Mineral Springs Township, Moore County, North Carolina, and more particularly described as follows:

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

Subject and together with utility easements, other easements and restrictive covenants that are enforceable against or a benefit to the property, if any, and to the lien for ad valorem property taxes for the current year to be prorated at closing.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1867, Page 470, Moore County Registry.

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 noted herein.

The designations "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.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be executed by its Partner, the day and year first above written.

FAIRWOODS ESTATE JOINT VENTURE (SEAL)
By: K & S Development Corporation, Joint Venturer

By: Joel Shriberg
Its: President

NORTH CAROLINA, MOORE COUNTY

I, Notary Public of the County and State aforesaid, certify that **Joel Shriberg** personally came before me this day and acknowledged that he is President of **K & S Development Corporation**, a North Carolina corporation, joint venturer of **Fairwoods Estate Joint Venture**, a North Carolina general partnership, and that he as President, being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official stamp or seal, this 30 day of June, 2005.

My commission expires: 10-19-07 Lynne M. Jones
Notary Public

LYNNE M. JONES NOTARY PUBLIC MOORE COUNTY, N.C.

SellerDocs /FairwoodsEstates 15G Linn

Exhibit "A"

Unit 15G, Fairwoods Estates

BEING IN MINERAL SPRINGS TOWNSHIP, MOORE COUNTY, PINEHURST, NORTH CAROLINA, IN THE FAIRWOODS ESTATES, PLANNED UNIT DEVELOPMENT, AS SHOWN ON THE PLANNED UNIT LAYOUT PREPARED BY HOBBS UPCHURCH & ASSOCIATES, PA, APRIL 12, 1996 REVISION, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING LOCATED SOUTH 76-03-23 EAST 577.77 FEET FROM AN EXISTING IRON PIPE SHOWN ON PLAT RECORDED IN PLAT CABINET 4, SLIDE 308 AS BEING THE NORTHERN MOST CORNER OF THE ADJOINING SUBDIVISION, "MERRYWOOD", THENCE FROM THE BEGINNING , NORTH 04-16-51 WEST 153.01 FEET TO A POINT, THENCE NORTH 20-27-00 EAST 100.00 FEET TO A POINT, THENCE SOUTH 69-33-04 EAST 100.00 FEET TO A POINT, THENCE SOUTH 20-27-00 WEST 55.00 FEET TO A POINT, THENCE SOUTH 02-11-50 WEST 153.02 FEET TO A POINT ON GRANGER DRIVE, THENCE ALONG GRANGER DRIVE SOUTH 85-43-09 WEST 92.39 FEET TO THE POINT OF BEGINNING CONTAINING 23,163 SQUARE FEET MORE OR LESS AND BEING A PORTION OF THE FAIRWOODS ESTATES JOINT VENTURE PROPERTY AS RECORDED IN DEED BOOK 1867, 470 MOORE COUNTY REGISTRY.