

Permit No.	Date	DIN
P1209	July 26, 2010	11220



**2009044504 00118**  
 FORSYTH CO, NC FEE \$34.00  
 STATE OF NC REAL ESTATE EXT X  
**\$1116.00**

PRESENTED & RECORDED:  
 10-06-2009 03:27:00 PM  
 C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: E. NAVARRO  
 DPTY

**BK: RE 2915**  
**PG: 3250-3255**

RECEIVED

July 23, 2010

Solid Waste Section  
 Asheville Regional Office

APPROVED DOCUMENT

Division of Waste Management  
 Solid Waste Section

Date November 2, 2010 By LY Frost

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,116.00

#45

Parcel No. 6833-52-1826.00, Block 2711, Lot 007T; Parcel No. 6833-42-9505.00, Block 2711, Lot 007W; Parcel No. 6833-53-3583.00, Block 2711, Lot 007U; and Parcel No. 6833-52-3269.00, Block 2707, Lot 042A

Mail to: Grantee @ 1448 Wheatsheaf Road, Yardley, PA 19067  
 Mail Future Tax Bills To: PO Box 12339, Winston-Salem, NC 27117

This instrument was prepared by: Warren E. Kasper, Attorney at Law

Brief description for the Index: Lots 7T, 7W, 7U and 42A, Overdale Road, Winston-Salem, NC 27107

THIS DEED made this 6<sup>th</sup> day of October, 2009 by and between

GRANTOR

GRANTEE

**DOGWOOD DEVELOPMENT AND  
 MANAGEMENT COMPANY, LLC**

**OVERDALE HOLDINGS, INC.**

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, Winston Township, Forsyth County, North Carolina**, and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE  
 FOR DESCRIPTION OF SUBJECT PROPERTIES.**

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:  
Save and except easements and restrictions of record, if any, and 2007 ad valorem taxes, pro rated to date of closing.

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

DOGWOOD DEVELOPMENT AND MANAGEMENT COMPANY, LLC

BY: *Timothy G. Beeman* (SEAL)  
Member/Manager

State of North Carolina - County of Forsyth

I, Barbara H. Welch, the undersigned Notary Public of the County of Davie, State of North Carolina, do hereby certify that Timothy G. Beeman personally appeared before me this day and acknowledged that he is Member/Manager of DOGWOOD DEVELOPMENT AND MANAGEMENT COMPANY, LLC, a North Carolina Limited Liability Company, and further acknowledged the due voluntary execution of the foregoing instrument on behalf of the company and for the purposes therein expressed.

Witness my hand and Notarial Seal this 6<sup>th</sup> day of October, 2009



*Barbara H. Welch*  
Notary Public  
Printed Name: Barbara H. Welch  
My Commission Expires: October 10, 2012

**EXHIBIT "A"****TRACT 1:**

BEGINNING at a point in the northern right of way line of Overdale Road (S.R. 2749), said point being located South 88° 08' 36" East 310.97 feet from the northwestern corner of property now or formerly owned by Herbert A. Snyder as recorded in Deed Book 2267, page 2420, Forsyth County Registry; running thence from said beginning point and with the northern right of way line of Overdale Road North 33° 28' 28" East a chord distance of 110.61 feet (L=111.57 feet, R=245.00 feet) to a point, a common corner with Dogwood Development and Management Company, LLC as recorded in Deed Book 2175, page 3070, Forsyth County Registry; thence with the southern line of Dogwood North 51° 33' 05" West 436.57 feet to a point in the eastern line of Larco Construction (now or formerly) as recorded in Deed Book 2271, page 1871; thence with the eastern line of Larco and the centerline of a branch as it meanders the following seven (7) courses and distances: (i) South 37° 06' 41" West 63.01 feet to a point; (ii) South 44° 23' 46" West 61.45 feet to a point; (iii) South 41° 42' 12" West 80.26 feet to a point; (iv) South 35° 21' 41" West 56.80 feet to a point; (v) South 33° 34' 39" West 90.41 feet to a point; (vi) South 10° 27' 56" West 39.48 feet to a point; and (vii) South 02° 17' 06" East 31.87 feet to a point in the northern boundary of William D. Chitty (now or formerly) as recorded in Deed Book 1647, page 3138, Forsyth County Registry; thence with the northern boundary of Chitty South 87° 51' 00" East 193.41 feet to a ½" existing iron pipe, a common corner with Herbert A. Snyder (Deed Book 2267, page 2420); thence with the northern boundary of Snyder South 88° 08' 36" East 310.97 feet to a point in the northern right of way line of Overdale Road, the point and place of beginning; same is a 2.790 acre tract denominated as "Option Two" on the unrecorded plat of Overdale Associates, LLC for Dogwood Development and Management Co. prepared by Beeson Engineering, Inc. dated 3-24-00 and last revised 6-20-05; also being known as Tax Lot 7T, Block 2711 City County Tax Maps as presently constituted.

TRACT 2:

BEING a certain tract or parcel of land located in Winston Township, Forsyth County, North Carolina and being more particularly described as follows:

BEGINNING at a point in the northern right of way line of Overdale Road (S.R. 2749) said point being located North 33° 28' 28" East a chord distance of 110.61 feet (L = 111.57 feet, R = 245.00 feet) from the southeast corner of Overdale Associates, L.L.C. (now or formerly) as recorded in Deed Book 2112, page 1374, Forsyth County Registry (Tax Lot 7T, Block 2711); running thence from said beginning point along the northern right of way line of Overdale Road North 46° 31' 17" East 166.84 feet to a point; thence continuing along the northern right of way line of Overdale Road North 46° 36' 09" East 288.16 feet to a point in the center line of a 30 foot Private Access Easement; thence with the center line of said Private Access Easement the following three (3) courses and distances: (i) North 44° 19' 46" West 216.07 feet; (ii) along a curve to the right North 36° 09' 11" West a chord distance of 122.60 feet (L = 123.01 feet, R = 431.00 feet); and (iii) North 27° 41' 27" West 171.21 feet to a point in the southern property line of Overdale Associates, L.L.C. (now or formerly) as recorded in Deed Book 2112, page 1374, Forsyth County Registry (Tax Lot 7U Block 2711); thence leaving the center line of said Private Access Easement and running along the center line of a branch as it meanders the following eleven (11) courses and distances: (i) South 75° 12' 58" W 20.86 feet to a point; (ii) South 73° 27' 22" West 92.07 feet to a point; (iii) North 73° 00' 17" West 92.72 feet to a point; (iv) South 81° 52' 54" West 79.04 feet to a point; (v) South 42° 14' 21" West 76.70 feet to a point; (vi) South 74° 03' 28" West 116.77 feet to a point; (vii) South 51° 12' 32" West 68.89 feet to a point; (viii) South 23° 03' 04" East 78.86 feet to a point; (ix) South 34° 00' 06" East 137.60 feet to a point; (x) South 13° 52' 11" East 58.87 feet to a point; and (xi) South 01° 31' 35" East 55.10 feet to a point; thence leaving the branch South 51° 33' 05" East 436.57 feet to a point in the northern right of way line of Overdale Road, the point and place of BEGINNING; containing 7.435 acres more or less and being more fully shown on the unrecorded plat of "Dogwood Development & Management Co." by John Edward Beeson, Registered Land Surveyor (Beeson Engineering, Inc.) dated March 24, 2000 and last revised on June 20, 2005; and also being Tax Lot 7W, Block 2711, as presently shown on the Forsyth County Tax Maps.

TOGETHER with and subject to the rights of others in and to that Driveway Easement and Maintenance Agreement recorded in Book 2540, Page 441, Forsyth County Registry.

TRACT 3:

BEGINNING at a point in the northeast corner of a 20.207 acre tract owned by Larco Construction in Deed Book 2271, page 1871, Forsyth County Registry; running thence from said beginning point and with the eastern boundary of Larco South  $02^{\circ} 37' 30''$  West 210.00 feet to a point; thence South  $45^{\circ} 18' 50''$  East 280.00 feet to a point; thence South  $32^{\circ} 46' 19''$  West 216.83 feet to a point in the northern line of a tract owned by Dogwood Development and Management Company, LLC (now or formerly) as recorded in Deed Book 2175, page 3070, Forsyth County Registry; thence with the northern boundary of Dogwood and the centerline of a branch as it meanders the following seven (7) courses and distances: (i) South  $73^{\circ} 00' 17''$  East 42.72 feet to a point; (ii) North  $73^{\circ} 27' 22''$  East 92.07 feet to a point; (iii) North  $75^{\circ} 12' 58''$  East 249.07 feet to a point; (iv) North  $66^{\circ} 22' 49''$  East 195.20 feet to a point; (v) North  $50^{\circ} 00' 00''$  East 365.90 feet to a point; (vi) North  $11^{\circ} 58' 53''$  East 84.53 feet to a point; and (vii) North  $16^{\circ} 03' 28''$  East 75.49 feet to a new iron pipe in the southern line of Lot 383 of Lexwin as shown on a plat of "Lexwin" in Plat Book 12, page 74, Forsyth County Registry; thence with the southern boundary of Lot 383 North  $87^{\circ} 22' 30''$  West 940.57 feet to an existing iron pipe, the northeast corner of Larco (Deed Book 2271, page 1871), the point and place of beginning; same is an 8.409 acre tract (Tax Lot 7U, Block 2711) on the unrecorded plat of Overdale Associates, LLC for Dogwood Development and Management Co. prepared by Beeson Engineering, Inc. dated 3-24-00 and last revised 6-20-05; together with any and all rights and responsibilities to access or utility easements that have previously been granted by Overdale Associates, L.L.C. to contiguous or adjoining property owners to the end that those easements can be used for the benefit and enjoyment by the owners of the tracts herein, their heirs, successors, and assigns and any and all rights and responsibilities to access or utility easements that have been granted to Overdale Associates, L.L.C. including but not limited to those easements set forth in that Driveway Easement and Maintenance Agreement recorded in Book 2540, page 441, Forsyth County Registry.

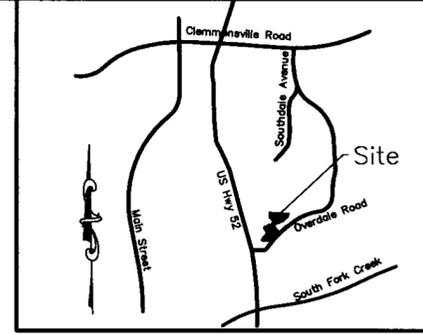
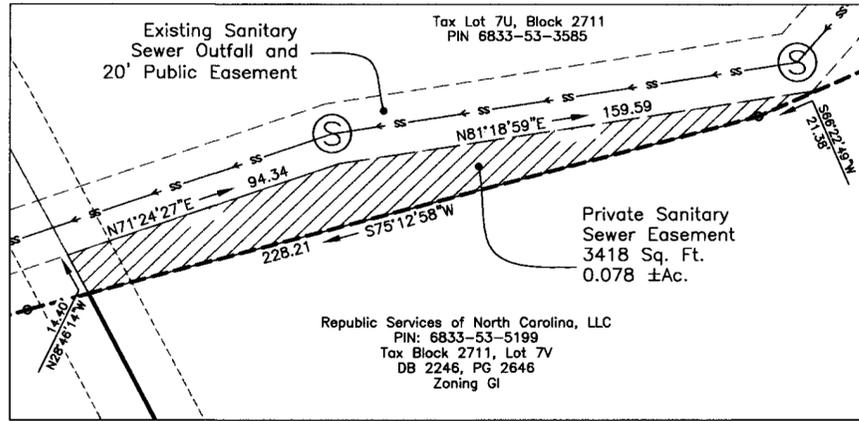
TRACT 4:

BEGINNING at an iron pipe in the southwestern corner of property now or formerly owned by Total Distribution Services, Inc. as recorded in Deed Book 1742, page 631, Forsyth County Registry (Tax Lot 8B, Lot 2711) said new iron pipe being located South  $88^{\circ} 08' 36''$  East 37.46 feet from the southeastern corner of property now or formerly owned by Herbert A. Snyder as recorded in Deed Book 2199, page 1103, Forsyth County Registry (Tax Lot 47, Block 2707); running thence from said beginning point along the southern line of Total Distribution Services, Inc. South  $88^{\circ} 08' 36''$  East 386.26 feet to an existing iron pipe in the western right of way line of the Winston-Salem southbound railroad; thence along the western right of way line of the Winston-Salem southbound railroad along a curve to the left having a radius of 1007.34 feet an arc distance of 265.42 feet a chord bearing and distance South  $08^{\circ} 19' 04''$  West 264.65 feet to a new iron pipe; thence along a new line North  $83^{\circ} 23' 13''$  West 371.99 feet to a new iron pipe; thence North  $00^{\circ} 35' 59''$  East 149.46 feet to a point; thence along a curve to the right having a radius of 185.00 feet an arc distance of 85.29 feet a chord bearing and distance North  $13^{\circ} 48' 26''$  East 84.53 feet to a new iron pipe in the southwestern corner of property now or formerly owned by Total Distribution Services, Inc. as recorded in Deed Book 1742, page 631 (Tax Lot 8B, Block 2711), the point and place of beginning, containing 2.163 acres more or less (94,210 square feet) as shown on a survey entitled "Subdivision of Tax Lot 42 for Tim Beamon" prepared by John E. Beeson, Registered Land Surveyor dated March 21, 2002. The same being a portion of Tax Lot 42, Block 2707 as presently shown on the Forsyth County Tax Maps.

TOGETHER WITH a perpetual nonexclusive easement for ingress, egress and regress over, across and through that certain tract or parcel of land more particularly described as follows:

BEGINNING at an iron pipe marking the southwestern corner of property now or formerly owned by Total Distribution Services, Inc. as recorded in Deed Book 1742, page 631, Forsyth County Registry (Tax Lot 8B, block 2711) said new iron pipe being located South  $88^{\circ} 08' 36''$  East 37.46 feet from a point marking the northeastern corner of property now or formerly owned by Herbert A. Snyder as recorded in Deed Book 2199, page 1103, Forsyth County Registry (Tax Lot 47, Block 2707); running thence from said beginning point along a curve to the left having a radius of 185 feet an arc distance of 85.29 feet a chord bearing and distance South  $13^{\circ} 48' 26''$  West 84.53 feet to a point; thence South  $00^{\circ} 35' 59''$  West 149.46 feet to a new iron pipe; thence North  $83^{\circ} 23' 13''$  West 19.28 feet to a point in the eastern line of property now or formerly owned by Ruth Snyder as recorded in Deed Book 943, page 407, Forsyth County Registry (Tax Lot 46, Lot 2707); thence along the eastern line of Ruth Snyder and the eastern line of Herbert A. Snyder as recorded in Deed Book 2199, page 1103, Forsyth County Registry (Tax Lot 47, Block 2707) North  $00^{\circ} 51' 27''$  East 230.56 feet to a point; thence South  $88^{\circ} 08' 36''$  East 37.46 feet to a point to a new iron pipe marking the southwestern corner of property now or formerly owned by Total Distribution Services, Inc. as recorded in Deed Book 1742, page 631, Forsyth County Registry (Tax Lot 8B, Lot 2711) the point and place of beginning, containing 0.111 acres more or less (4,839 square feet) in accordance with a survey entitled "Subdivision of Tax Lot 42 for Tim Beamon" by John E. Beeson, Registered Land Surveyor dated March 21, 2002, the above-described parcel being a portion of Tax Lot 42, Block 2707 as presently shown on the Forsyth County Tax Maps.

PRIVATE SANITARY SEWER EASEMENT  
(Scale 1" = 40')

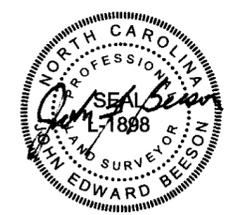


This Survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished me as of this date and may be subject to easements, rights-of-way, restrictive covenants, assessments, if any as the same may appear of record in the office of the Register of Deeds, Clerk of Court, Town or County Tax Office or which may have been acquired by prescriptive use.

G.S. 47-30 (f) (1) (a)  
I John E. Beeson, certify that the property shown on this creates a subdivision of land under which Forsyth County has an Ordinance of Subdivision Regulations which regulates these parcels of land.

I, John E. Beeson, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book 2915, Page 3250, that the boundaries not surveyed are clearly indicated as drawn from information found in Book , Page ); that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 18 day of MARCH, 2010, AD.

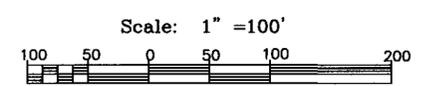
*John E. Beeson*  
John E. Beeson, Professional Land Surveyor, L-1828



CORPORATE #  
C-1144

- Legend**
- ⊙ EIP..... Existing Iron Pipe
  - △ IPS..... Iron Pipe (Set)
  - ▲ Stone..... Stone (found)
  - Pt..... Point on the ground
  - ⊙ C.C..... Control Corner
  - Solid..... Line Surveyed
  - - - Dashed..... Line by Deed (Previously Surveyed)
  - - - Long Dash.. Adjacent Line (Not Surveyed)

- Notes:**
- Iron Pipe (3/4" Conduit) set flush with ground at all lot corners, unless otherwise indicated.
  - All distances shown on this plat are horizontal ground distances, unless otherwise noted.
  - All bearings shown on this plat are based on deed or plat bearings, as noted.
  - Areas computed by coordinates unless otherwise noted.

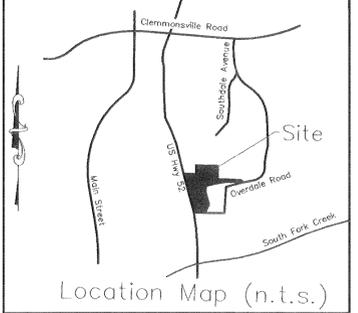


**Overdale Recycling Plant**  
Boundary Survey and Existing Easements

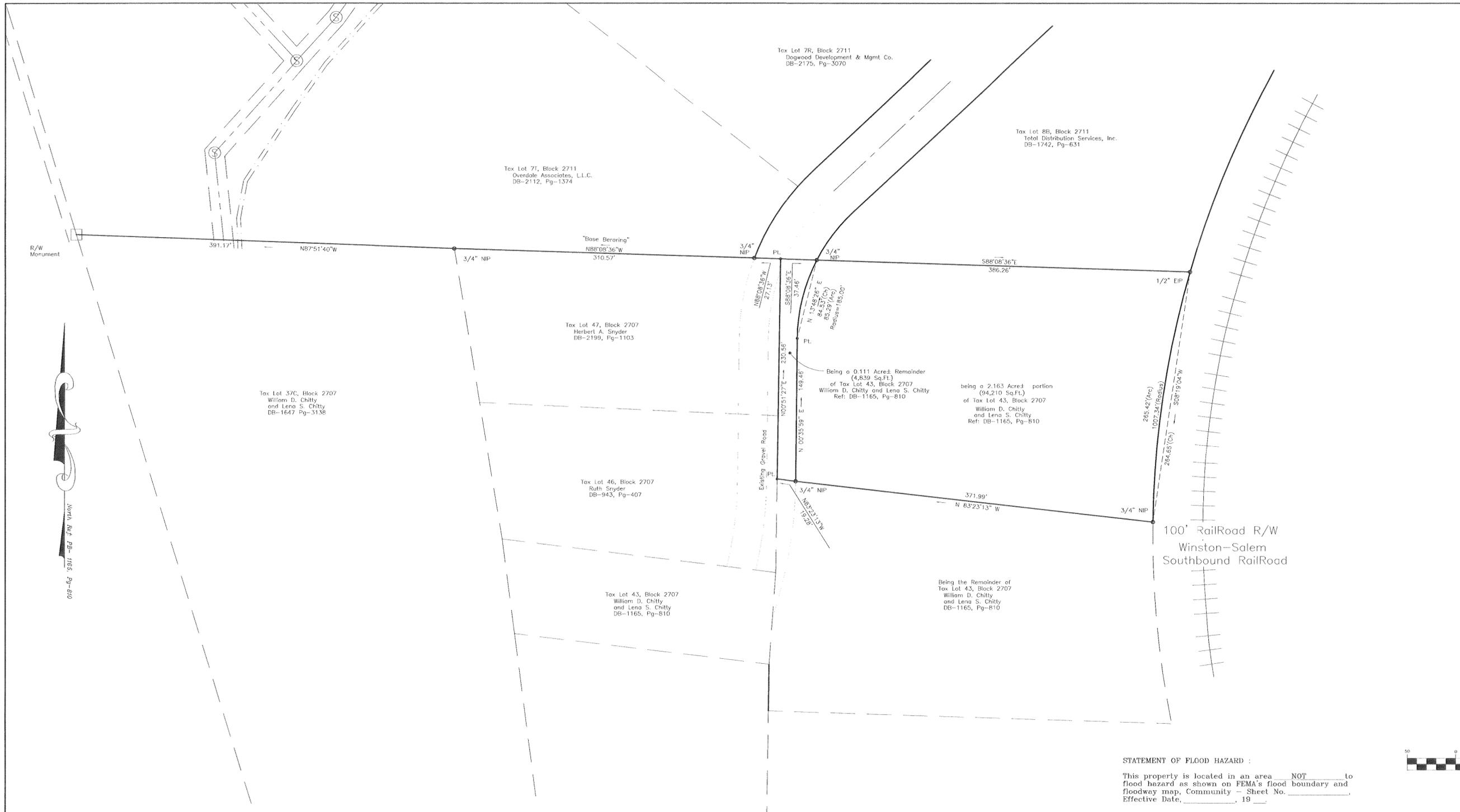
OWNER/DEVELOPER:  
**OVERDALE HOLDINGS INC.**  
PO BOX 12339  
Winston-Salem, NC 27117  
(336) 784-1890  
bryanlj@myway.com

FIELD WORK BY DAL/ATC	CHECKED BY: JEB	
PIN NUMBER: 6833-42-9606.00 6833-52-1826.00 6833-53-3585.00	PARCEL/BLOCK/LOT: 2711 007T 2711 007W 2711 007U	
TOWNSHIP: WINSTON	CITY: WINSTON-SALEM	COUNTY: FORSYTH
STATE: NORTH CAROLINA	DATE: 1/16/2010	SHEET NUMBER: 1 of 1
JOB NUMBER: 08100.051	DRAWN BY: ATC, T.L.B.C, J.L.C.	

**BEESON ENGINEERING INC.**  
ENGINEERS SURVEYORS PLANNERS  
605 HIGH STREET  
WINSTON-SALEM, NC 27101  
Telephone: (336) 748-0071  
Fax Number: (336) 748-0470  
Web Site: www.beesonengineering.com

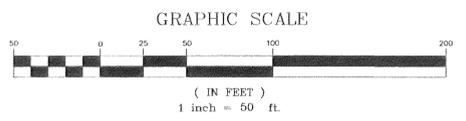


This Survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished me as of this date, and may be subject to easements, rights-of-way, restrictive covenants, assessments, if any, as the same may appear of record in the Office of the Register of Deeds, Clerk of Court, Town or County Tax Office or which may have been acquired by prescriptive use.



North, N.P. PB-1185, P-810

- Legend**
- EIP.....Existing Iron Pipe
  - NIP.....New Iron Pipe
  - ▲ Stone.....Stone (found)
  - Pt.....Point on the ground



**STATEMENT OF FLOOD HAZARD :**  
 This property is located in an area NOT to flood hazard as shown on FEMA's flood boundary and floodway map, Community - Sheet No. \_\_\_\_\_, Effective Date, \_\_\_\_\_, 19 \_\_\_\_.

I, JOHN E. BEESON, Certify that the property shown on this plat creates a subdivision of land under which Forsyth County has an ordinance of Subdivision Regulations which regulates these parcels of land. Witness my hand this 2 day of APRIL, 2002.

John E. Beeson 1-1828  
 Registration Number:

I, JOHN E. BEESON, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, that the boundaries not surveyed are clearly indicated as drawn from information found in Book \_\_\_\_\_, Page \_\_\_\_\_); that the ratio of precision as calculated is 10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 2 day of APRIL, 2002 AD.



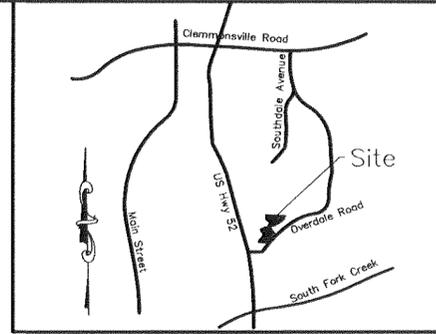
John E. Beeson 1-1828  
 Surveyor Registration Number

**Subdivision of Tax Lot 42 for Tim Beamon**  
 Owner/Developer:  
William D. Chitty and Lena S. Chitty  
 5066 Overdale Road  
 Winston-Salem, N.C. 27107-6136

FIELD WORK BY CJ/CS/CM/FJ		CHECKED BY: JEB/DAS	
TAX MAP: 630830		PARCEL: part of Tax Lot 42 Tax Bk 2707	
TOWNSHIP: Winston	CITY: Winston-Salem	COUNTY: Forsyth	
STATE: N.C.	DATE: 3/21/02	SHEET NUMBER: <b>1 of 1</b>	
JOB NUMBER: 02100.013	DRAWN BY: DAS		

**BEESON ENGINEERING INC.**  
 ENGINEERS SURVEYORS PLANNERS  
 503 HIGH STREET  
 WINSTON-SALEM, NC 27101  
 TELEPHONE: (336)-746-0071

DB 2676, PC 2117 05/29/05



LOCATION MAP N.T.S.

This Survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished me as of this date and may be subject to easements, rights-of-way, restrictive covenants, assessments, if any as the same may appear of record in the office of the Register of Deeds, Clerk of Court, Town or County Tax Office or which may have been acquired by prescriptive use.

G.S. 47-30 (f) (11) (d) I John E. Beeson, certify that the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

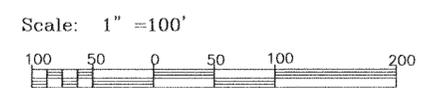
I, John E. Beeson, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, that the boundaries not surveyed are clearly indicated as drawn from information found in Book \_\_\_\_\_, Page \_\_\_\_\_); that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 8 day of June, 2010, AD.

John E. Beeson, Professional Land Surveyor, L-1828



- Legend:
- Existing Iron Pipe (EIP)
- Iron Pipe (Set) (IPS)
- Stone (found) (Stone)
- Point on the ground (Pt)
- Control Corner (C.C.)

CORPORATE # C-1144



Overdale Recycling Plant Stormwater Easements

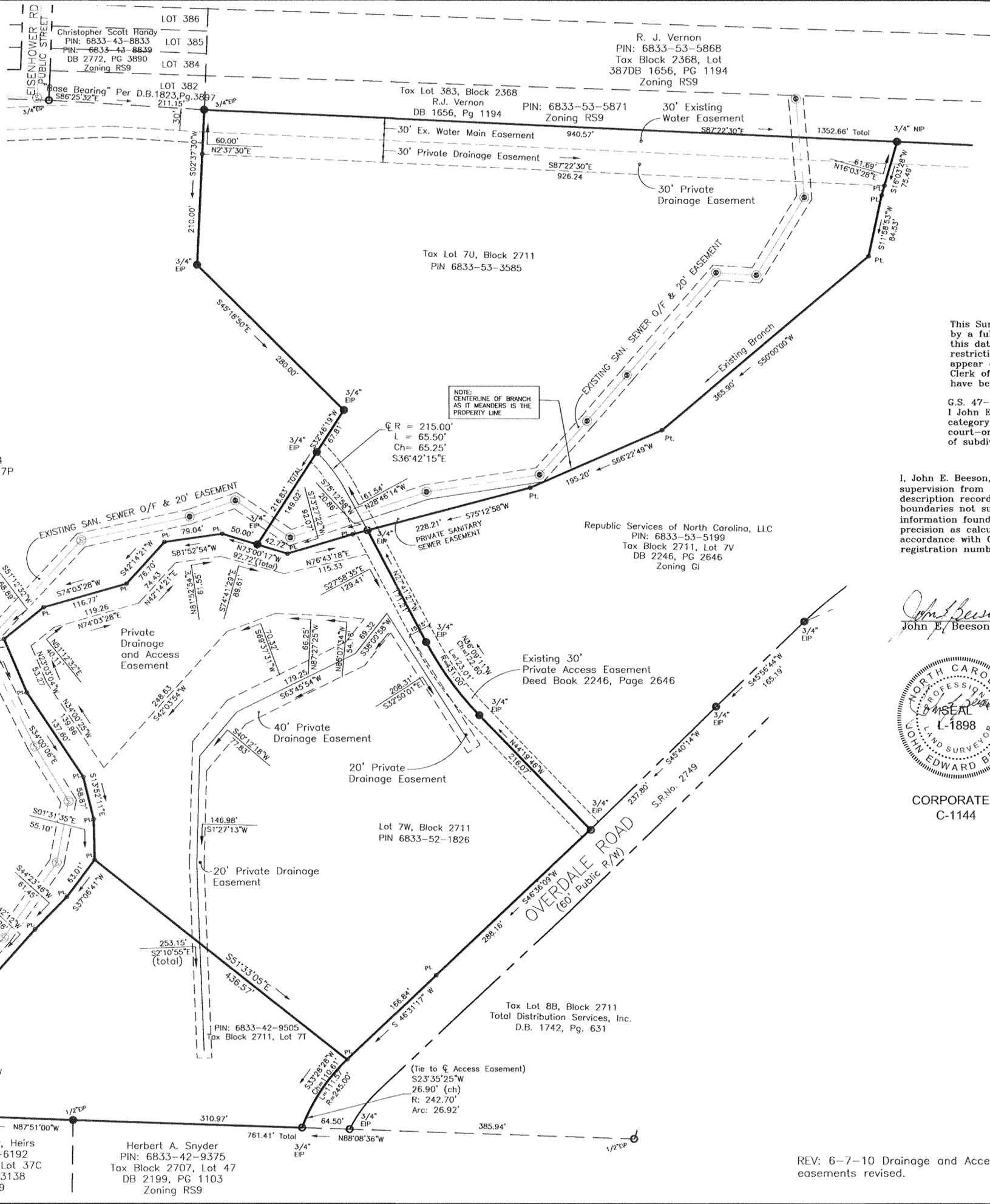
OWNER/DEVELOPER: ABBEY GREEN INC. 4400 Silas Creek Pkwy, Suite 301 Winston-Salem, NC 27104 (336) 784-1890 bryanlj@myway.com

Table with 2 columns: FIELD WORK BY (DAH, ATC) and CHECKED BY (JEB); PIN NUMBER and PARCEL/BLOCK/LOT.

Table with 3 columns: TOWNSHIP (WINSTON), CITY (WINSTON-SALEM), COUNTY (FORSYTH); STATE (NORTH CAROLINA), DATE, SHEET NUMBER (1 of 1); JOB NUMBER (08100.051), DRAWN BY (ATC, TLEC, JIC).

BEESON ENGINEERING INC. SURVEYORS & PLANNERS 603 HIGH STREET WINSTON-SALEM, NC 27101 Telephone: (336) 748-0071 Fax Number: (336) 748-0470 Web Site: www.beesonengineering.com

REV: 6-7-10 Drainage and Access easements revised.



Larco Construction PIN: 6833-43-5224 Tax Block 2711, Lot 7P DB 2271, PG 1871 Zoning G1

Republic Services of North Carolina, LLC PIN: 6833-53-5199 Tax Block 2711, Lot 7V DB 2246, PG 2646 Zoning G1

Lot 7W, Block 2711 PIN 6833-52-1826

Tax Lot 8B, Block 2711 Total Distribution Services, Inc. D.B. 1742, Pg. 631

William D. Chitty, Heirs PIN: 6833-42-6192 Tax Block 2707, Lot 37C DB 1647, PG 3138 Zoning RS9

Herbert A. Snyder PIN: 6833-42-9375 Tax Block 2707, Lot 47 DB 2199, PG 1103 Zoning RS9

(Tie to Access Easement) S23°35'25"W 26.90' (ch) R: 242.70' Arc: 26.92'

NOTE: Centerline of branch as it meanders is the property line

NOTE: CENTERLINE OF BRANCH AS IT MEANDERS IS THE PROPERTY LINE