

DRAFTED BY: B. Jeffrey Wood (Box)

RECORDING TIME

131

PRESENTED FOR
REGISTRATION
AND RECORDED

'92 JAN 27 P4:30

L. E. SPEAS
REGISTER OF DEEDS
FOR FORTY COUNTY
PROBATE AND FILING FEES PAID

BK1734 P0433

EXCISE TAX

Tax Block: 0777 Lot: 008 Parcel Identifier No.: _____
Property Address: 309 Goldfloss Street, Winston-Salem, NC 27127
Mail after recording to: B. Jeffrey Wood - box
Mail future tax bills to: Grantee - P. O. Drawer M, Salem Station, Winston-Salem, NC 27108

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11th day of November, 19 91, by and between

GRANTOR

Home Moravian Church

GRANTEE

Moravian Church in America,
Southern Province

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, in consideration of \$10.00 o.v.c., Ten Dollars and other 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 in Forsyth County, North Carolina WINSTON Township, more particularly described as follows:

BEING KNOWN and designated as Lot Number 8, Block 55, as shown on the Plat of the Winston-Salem Land & Investment Company, as recorded in Plat Book 4, page 147(3), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The grantor conveys this property to the grantee in fee simple for the purpose of providing transitional housing for needy persons in the Winston-Salem area, subject to the following conditions, limitations and restrictions: In the event Sunnyside Ministry, or its successor, ceases to use the property for transitional housing, title to the property shall revert automatically to the grantor and the grantor, or its successor, shall have the right to re-enter the property and terminate the estate herein granted to the grantee, and divest the grantee's title, or that of the grantee's successor, without paying any compensation, immediately upon the cessation of the use of the property for transitional housing, irrespective of any liens or interests created in the property subsequent to this conveyance.

This conveyance is made pursuant to a resolution adopted at a regular session of the Board of Trustees of Home Moravian Church on 11/11/91, a copy of which is attached hereto.
The above land was conveyed to Grantor by Wilma S. Turner, page book number 1715 page 4165 Church on 11/11/91, a copy of which is attached hereto.
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantor 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, free and clear of all encumbrances, and that which Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

(seal) James O. Harrington, Jr. (seal)
JAMES O. HARRINGTON, JR., TREASURER
(seal) HOME MORAVIAN CHURCH (seal)

STATE OF NORTH CAROLINA - Forsyth County



OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
KAREN DENISE HAUN
My Commission Expires 11/27/93

Karen Denise Haun, a Notary Public of Forsyth County, NC, do hereby certify that James D. Harrington, Jr., Treasurer Home Moravian Church personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 24 day of January, 19 92.

SEAL/STAMP

My commission expires 11/27, 19 93. Karen Denise Haun Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby

certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19 _____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of Karen Denise Haun N.P. Forsyth Co NC

is/are certified to be correct.

This the 27 day of Jan, 19 92

L.E. Speas, Register of Deeds for Forsyth County by:

Jessie Adden Deputy/Assistant

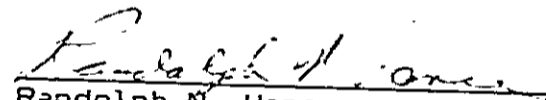
BK1734 P0434

At a regular session of the Board of Trustees of the Home Moravian Church held on November 11, 1991, the following resolution was adopted:

RESOLVED, that Home Moravian Church is owner of property located at 309 Goldfloss Street, Winston-Salem, Forsyth County, North Carolina and whereas, it is the desire of the Board of Trustees and congregation of this church to give this property to the Moravian Church in America, Southern Province to be used for transitional housing,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Church Treasurer, James O. Harrington, Jr. be authorized, empowered and directed to sign DEED or DEEDS transferring the said property to the Moravian Church in America, Southern Province

I, Randolph N. Vance, Secretary of the Home Moravian Board of Trustees, certify that the foregoing is a true copy of the resolution adopted at the meeting of the Board of Trustees held on the designated date and that James O. Harrington, Jr is now the Treasurer of the Church and further certify that this resolution is in full force and effect.


Randolph N. Vance