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DRAFTED BY: Charles C. Green, Jr.,
Assistant City Attorney

GOVERNMENT

RECORDING TIME

BOOK 1856 PAGE 2792

PRESENTED FOR
REGISTRATION
AND RECORDED

AK1856 P2792

2

'95 MAY -8 8:42

*10.00
for all
Easement*

LE SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.

NONE: GOVERNMENT
EXCISE TAX 2, 3, 101, 102, 103, 105A PROBATE AND FILING FEES PAID

Tax Block: 198 Lot: 1 Parcel Identifier No.:
Property Address: 1307-1337 No. Main Street, Winston-Salem, NC 27105-5921
Mail after recording to: Box: Myers
Mail future tax bills to: N/A

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31 day of March, 19 94, by and between

GRANTOR

GRANTEE

CITY OF WINSTON-SALEM

HOUSING AUTHORITY OF THE
CITY OF WINSTON-SALEM

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 & OTHER VALUABLE CONSIDERATION to it 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:

BEGINNING at a point at the northeast intersection of Northwest Boulevard and North Main Street; running thence along the East right-of-way of North Main Street North 00 degrees 00' 52" East 446.48 feet to a point in the line of U.S. Sprint Comm. Co. (Deed Book 1660, page 1170), thence with the U.S. Sprint line South 88 degrees 57' 23" East 88.99 feet to a point in the West right-of-way of Southern Railroad; thence with the Southern Railroad right-of-way the following three courses and distances: South 09 degrees 58' 27" East 48.88 feet; thence South 11 degrees 20' 35" East 53.46 feet; thence South 11 degrees 56' 54" East 333.85 feet to a point in the North right-of-way of Northwest Boulevard; thence along said North right-of-way two courses and distances: South 88 degrees 45' 01" West 39.62 feet; thence South 83 degrees 01' 50" West 138.60 feet to the point of BEGINNING. Containing 1.3271 acres and being the same property described in Deed Book 1586, page 1785 and also being designated as Block 198, Lots 101, 2, 3, 102, 103, 104 and 105A on the Forsyth County Tax Maps.

The above description is drawn according to a survey plat by Sizemore & Associates dated August 2, 1990.

Property address: 1307-1337 North Main Street, Winston-Salem, NC 27105-5921.

Subject to deed of trust, recorded in Book 1702, page 3937, Forsyth County Registry, given by Charles W. Martin (unmarried); Michael A. Holmes (unmarried); and Luther F. Starnes and his wife Ellen F. Starnes to Elizabeth M. O'Neal, Trustee for Burnette Industries, Inc., instrument dated 10-15-90 and recorded 10-16-90 at 12:43 p.m., to secure \$185,000.00.

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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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

Except easements, restrictions and encumbrances of record.

IN WITNESS WHEREOF the Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(seal) (seal)
(seal) (seal)
(seal) (seal)
(seal) (seal)
(seal) (seal)

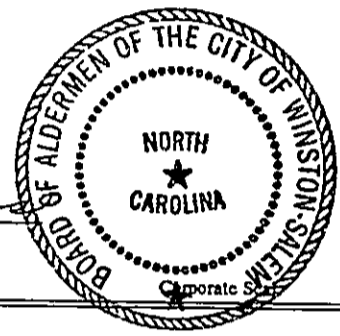
CITY OF WINSTON-SALEM

Corporate Name

By: Martha J. Wood
Mayor

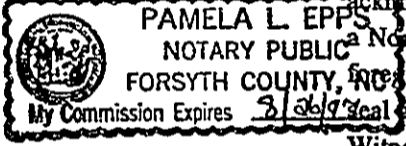
ATTEST:

Marie M. Matthews
City Secretary



STATE OF NORTH CAROLINA - Forsyth County

I, Pamela L. Epps, a Notary Public of Forsyth County, NC, do hereby certify that Marie M. Matthews personally came before me this day and



acknowledged that she is City secretary of the City of Winston-Salem a North Carolina corporation, and that by authority duly given as the act of the corporation, the foregoing instrument was signed in its name by its Mayor President, sealed with its corporate seal and attested by Marie M. Matthews as its City Secretary.

Witness my hand and notarial seal this the 31 day of March, 1994.
My commission expires August 26, 1994. Pamela L. Epps Notary Public

SEAL/STAMP

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

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

STATE OF NORTH CAROLINA - Forsyth County

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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

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 Pamela L. Epps, N.P. Forsyth Co. NC

is/are certified to be correct.

This the 8 day of May, 1995.

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

Deborah Riddle Deputy/Assistant