

FORSYTH CO, NC 152 FEE: \$ 12.00  
PRESENTED & RECORDED: 12/22/1998 2:37PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: HOOVER  
NO TAXABLE CONSIDERATION  
BK2042 P2128 - P2130

Excise Tax

MTC

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....

Verified by ..... County on the ..... day of ....., 19 .....

by .....

Mail after recording to Grantee .....

This instrument was prepared by Richard T. Shope .....

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22 day of December, 19 98, by and between

GRANTOR

GRANTEE

Michael P. Winstead, Jr. and wife,  
Cecile Winstead a/k/a  
Cecile Wing Winstead

Winstead Holdings, L.L.C.  
502 Park Ave.  
Greensboro, N.C. 27405

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

See Exhibit "A" Attached.

BK2042PG2128

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1962 Page 3243.

A map showing the above described property is recorded in Plat Book page.

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 hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

This conveyance is subject to all easements, rights of way and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto 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.

(Corporate Name)

By:

President

ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

Michael P. Winstead, Jr.

Cecile Winstead

Attorney-in-Fact

SEAL-STAMP

NOTARY PUBLIC

NORTH CAROLINA, Guilford County.

I, a Notary Public of the County and State aforesaid, certify that Michael P. Winstead, Jr.

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 22nd day of December, 1998.

My commission expires: 10-4-2003 Notary Public

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, the undersigned, a Notary Public for said County and State, do hereby certify that MICHAEL P. WINSTEAD, JR., attorney-in-fact for CECILE WING WINSTEAD, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said CECILE WING WINSTEAD and that his authority to execute and acknowledge said instrument is contained in instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of the County of Forsyth, State of North Carolina, on the 22 day of DECEMBER, 1998 and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said MICHAEL P. WINSTEAD, JR. acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said CECILE WING WINSTEAD.

Witness my hand and official seal, this the 22nd day of DECEMBER, 1998.

My Commission Expires: 10-4-2003

Notary Public

STATE OF NC - FORSYTH CO	The foregoing certificate(s) of:
<u>Richard Irving Shope</u>	NP(s)
is/are certified to be correct at the date of recording shown on the first page thereof.	
Dickie C. Wood, Register of Deeds by: <u>Dickie C. Wood</u>	Deputy/Notary
EXHIBIT "A"	

TRACT 1: BEGINNING at an iron, the northeast corner of Lot No. 28, Block 64, Winston-Salem Land and Investment Co., as per plat thereof recorded in Plat Book 4, Page 147, Office of the Register of Deeds of Forsyth County, North Carolina, said iron pipe being at the intersection of the Southern right of way line of Brookline Street with the Western right of way line of Lomond Street; running thence from said BEGINNING point along the Western right of way line of Lomond Street South 11 deg. 02' West 100 feet to an iron, the Southeast corner of Lot No. 26; thence North 78 deg. 58' west 66 feet to an iron; thence on a new line North 11 deg. 36' 20" East 100 feet to an iron pipe located in the Southern right of way line of Brookline street; thence with the Southern right of way line of Brookline Street South 78 deg. 58' East 65 feet to an iron pipe, the point and place of BEGINNING, and being the Eastern portion of Lot Nos. 26 and 28, Block 64, Winston-Salem Land and Investment Co., as per plat thereof recorded in Plat Book 4, Page 147, Office of the Register of Deeds of Forsyth County, North Carolina.

This property has the address of 2500 Lomond St.

TRACT 2: BEGINNING at an iron stake located at the Southeast intersection of Brookline Street and a 15 foot alley, said iron stake being the Northwest corner of Lot 28, Block 64, Winston-Salem Land and Investment Co., as per plat thereof recorded in Plat Book 4, Page 147, Office of the Register of Deeds of Forsyth County, North Carolina, and running thence with Southern right of way line of Brookline Street South 78 deg. 58' East 85 feet to an iron stake; thence running South 11 deg. 36' 20" West 100 feet to an iron stake; thence North 78 deg. 58' West 84 feet to an iron stake in the Southeast right of way line of said 15 foot alley; thence running with said alley North 11 deg. 02' East 100 feet to an iron stake, the point and place of BEGINNING, and being the Western portion of Lot Nos. 26 and 28, Block 64, Winston-Salem Land and Investment Co., as per plat thereof recorded in Plat Book 4, Page 147, Office of the Register of Deeds of Forsyth County, North Carolina.

This property has the address of 250 Brookline Street.

BK2042PG2130