

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

RETURN TO  
DABCO Holdings Inc  
P.O. Box 116  
Louisville, NC 27023

RECORDING TIME

FORSYTH CO, NC 61 FEE: \$ 16.00  
PRESENTED & RECORDED: 12-30-1998 10:47AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA  
GOVERNMENT  
BK2043 P2779 - P2783 JWN

EXCISE TAX

PROBATE AND FILING FEES PAID

Tax Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Parcel Identifier No: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mail after recording to: \_\_\_\_\_

Mail future tax bills to: \_\_\_\_\_

### FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of November, 1998, by and between

GRANTOR

GRANTEE

CITY OF WINSTON-SALEM

DABCO HOLDING, 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, in consideration of TEN DOLLARS & OTHER VALUABLE CONSIDERATION (\$10.00 & O.V.C.) 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.

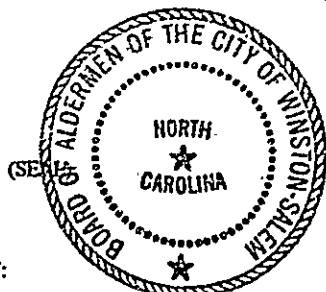
See Attached Exhibit A.

BK2043PG2779

The above land was conveyed to Grantor by \_\_\_\_\_ (see book number \_\_\_\_\_ 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever. Except any and all easements and restrictions of record and Forsyth County and City of Winston-Salem ad valorem taxes assessed for the 1998-99 fiscal year.

IN WITNESS WHEREOF the Grantor has caused this instrument to be signed in its corporate name by its City Manager, attested by its City Secretary and its seal to be hereunto affixed by authority of its Board of Aldermen, the day and year first above written.



CITY OF WINSTON-SALEM

By: Renee P. Rice  
CITY MANAGER

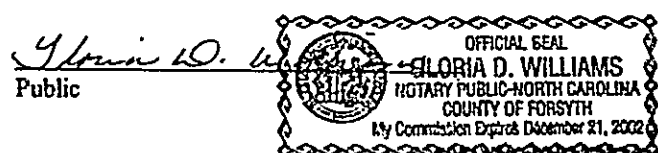
ATTEST:

Renee P. Rice  
CITY SECRETARY

STATE OF NORTH CAROLINA - Forsyth County

I, Gloria D. Williams, a Notary Public of Forsyth County, NC, do hereby certify that Renee P. Rice personally came before me this day, and acknowledged that she is the City Secretary of the City of Winston-Salem, a municipal corporation, and that by authority duly given and as the act of the municipal corporation, the foregoing instrument was signed in its name by its City Manager, sealed with its corporate seal, and attested by her as its City Secretary.

WITNESS my hand and official seal, this the 12<sup>th</sup> day of November, 1998.



Notary

My commission expires 12-21, 192002

The foregoing Certificate(s) of Gloria D. Williams is/are certified to be correct.

This the 30 day of December, 1998.

STAMPS \$ \_\_\_\_\_

Probate and Filing

Fee \$ \_\_\_\_\_

DICKIE C. WOOD, Register of Deeds

D. Campbell Deputy Assistant

FORSYTH

BK2043PG2780

**EXHIBIT A**  
(1 of 3)

**TRACT ONE: Tax Block 683, Lots 009,10 and 11**

BEING known and designated as Lots No. 9, 10, and 11, Block "T" as shown on the Map of Wakefield, Plat Book 3, page 25A in the Office of the Register of Deeds of Forsyth County, North Carolina, and also being Lots Nos. 9,10, 11, Block 683 on the Forsyth County Tax maps.

The above land was conveyed to Grantor by Forsyth Realty Company (see book number 837 page 202 )

**TRACT TWO: Tax Block 1016, Lot 208**

BEGINNING at an iron stake, the Northwest intersection of Corona Street and Belmont Drive, the Southeast corner of Lot 203; runs thence along the North line of Belmont Drive, North 88 deg. 13 min. West 130.0 feet to an iron stake, the Southwest corner of Lot 205 in the West line of a 15 foot alley; thence with the East line of said alley, North 1 deg. 47 min. East 50.0 feet to an iron stake, the Southwest corner of Lot 101, thence with the South line of lots 101 and 202, South 88 deg. 13 min. East 130.0 feet to an iron stake in the West line of Corona Street, thence with the West line of Corona St. South 1 deg. 47 min. West 50.0 feet to the place of BEGINNING.

Being known as Lots 203 and 205, Block 1016, Forsyth County Tax Map. See also Map of Crafton Heights, recorded in Plat Book 2, page 36, and Map of Corona Street, recorded in Plat Book 4, page 11, Register of Deeds Office, Forsyth County, N.C.

Excepted from above: Beginning at a point in the North line of Lots 203 and 205, 1.8 feet West from the Northeast corner of said lot; running thence South 38 deg. 22 min. West 40.5 feet to a manhole, thence South 83 deg. 32 min. West 105.0 feet to a point in the West line of Lots 203 and 202, said point being 2.4 feet Northward of the Southwest corner of said lot. This being the center line of a 10 foot permanent easement to be retained by the City of Winston-Salem for the operation, maintenance and repairs to an existing outfall sewer.

The above land was conveyed to Grantor by C. B Naughton and Rebecca Naughton (see book number 792 page 326 )

**TRACT THREE: Tax Block 1171, Lots 14, 15**

Lying and being on the west side of White Street and being known and designated as Lots Nos. 14 and 15, Block 23 of Bon Air, a plat of which is recorded in Plat Book 3 at page 25 in the office of the Register of Deeds of Forsyth County, North Carolina.

Also known and designated as Lots Nos. 14 and 15, Block 1171, Winston Township, on the Forsyth County Tax Maps.

The above land was conveyed to Grantor by William Z. Wood, Commissioner (see book number 925 page 304 )

**TRACT FOUR: Tax Block 1416, Lot 411,412,413**

BEING known and designated as Lots No. 411, 412, and 413 as shown on the Map of Columbia Heights Extension, said map being recorded in Plat Book 4, page 177, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is made for a more particular and detailed description. Shown on Forsyth County Tax maps as Lots 411, 412, and 413, Block 1416.

The above land was conveyed to Grantor by Sheila J. Cox, Commissioner (see book number 1881 page 1228 )

**TRACT FIVE: Tax Block 1514, Lot 314**

Being Lot Three Hundred Fourteen (314) as shown on map of Ogburn Realty Company Property known as Montview, which is recorded in Plat Book 1, page 106, Office of the Register of Deeds of Forsyth County, North Carolina.

The above land was conveyed to Grantor by Robert K. Leonard, Commissioner (see book number 1650 page 4057 )

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**EXHIBIT A**  
**( 2 of 3 )**

**TRACT SIX: Tax Block 1774, Lots 121-129**

Being known and designated as Lots No. 121, 122, 123, 124, 125, 126, 127, 128, 129 of Long View Development No. 2, as shown on the plat of said property recorded in Plat Book 1, at page 39-A, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The above land was conveyed to Grantor by Spaugh Realty and Insurance Company, Inc. (see book number 995 page 73 )

**TRACT SEVEN: Tax Block 1774, Lot 201**

All of the southerly one-half of Harding Street closed by Resolution of the Board of Aldermen of the City of Winston-Salem recorded in Deed Book 1181 at page 1217, Forsyth County Registry.

**TRACT EIGHT: Tax Block 1837, Lot 328**

BEGINNING at an iron stake in the East line of Lincoln Boulevard running thence eastwardly, 93.4 feet to an iron stake, thence northwardly 50 feet to an iron stake thence westwardly 92 feet to an iron stake in the East line of Lincoln Boulevard, thence southwardly along the East line of Lincoln Boulevard 50.4 feet to the place of beginning and being known and designated as Lot No. 328 as shown on map of East Fourteenth Street Development Company as recorded in Plat Book 2, Page 32A, Register of Deeds Office of Forsyth County, North Carolina.

The above land was conveyed to Grantor by Roddev M. Ligon, Jr., Commissioner (see book number 1126 page 684 )

**TRACT NINE: Tax Block 1842, Lot 029**

Lot, "Cityview", plat of which is recorded in Plat Book 1, page 108, Forsyth County Registry, and reference to which plat is hereby made for a more particular description.

Being formally known as 2803 Ansonia Street, Winston-Salem, North Carolina 27105. Being in all respects the same property as that described in the Deed from Sam C. Ogburn, Jr., et ux. To C W Myers Trading Post, Inc., as recorded in Book 1367, page 536, Forsyth County Registry.

Being known and designated as Lot 29, Block 1842, in the tax records for Winston Township as the same are now constituted.

The above land was conveyed to Grantor by Lynn R. Holton, Substitute Trustee (see book number 1724 page 513 )

**TRACT TEN: Tax Block 2412, Lot 003E**

BEGINNING at an iron stake on the North side of Alder Street, 350 feet Eastwardly from Pitts Street, thence North 57° 45' West 106 feet to an iron stake, thence North 48° 12' East 68.5 feet to an iron stake, thence South 57° 45' East 87 feet to an iron stake, this being the southeast side of Pitts Street, thence South 32° 15' West with Alder Street 65 feet to an iron stake, the place of beginning, same being that lot conveyed to E.K. James by Trustee's Deed set forth in Deed book 811, Page 474, in the Forsyth County Registry.

The above land was conveyed to Grantor by Sheila J. Cox, Commissioner (see book number 1905 page 1230 )

**TRACT ELEVEN: Tax Block 3023, Lots 020B, 21B**

Fronting 200 feet on the west side of Myers Drive and running back on the south side 492.7 feet, on the north line 493.3 feet and being 200 feet in the rear, being known and designated as Lots 20 and 21 as shown on the plat of MYERS PARK property of C.W. Myers Trading Post, Inc. near the City of Winston-Salem, North Carolina, said plat being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 16 at Page 162.

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**EXHIBIT A**  
**(3 of 3)**

Less and except the following property:

BEGINNING at an iron stake located in the west right of way line of the Arita Circle (formerly Myers Drive), said beginning point also being located at the southeast corner of Lot No. 19 as shown on Map of Myers Park, recorded in Plat Book 16, Page 162 in the Office of the Register of Deeds of Forsyth County, N.C.; running thence with the west right of way of Arita Circle, South  $1^{\circ} 15'03''$  West 160.0 feet to an iron stake; running thence South  $85^{\circ} 34'41''$  East 200.0 feet to an iron stake; running thence North  $1^{\circ} 15'03''$  East 160.0 feet to an iron stake located in the south line of said Lot 19; running thence with the south line of said Lot 19, North  $85^{\circ} 34'41''$  west 200.0 feet to the point and place of Beginning. Being the eastern portion of Lot 20 and a part of Lot 21 as shown on the Map of Myers Park, recorded in Plat Book 16, page 162 in the Office of the Register of Deeds of Forsyth County, N.C.

See Deeds at Book 1209, Page 1721 and Book 1457, Page 379.

The above land was conveyed to Grantor by Robert E. Price, Jr. Commissioner (see book number 1948 page 922)

GRANTOR CITY OF WINSTON-SALEM RESERVES UNTO ITSELF a strip of land twenty (20) feet wide, to be used for a permanent sanitary sewer easement, the centerline of said strip of land being the same line, as described by courses and distances, as follows:

BEGINNING at a point in the northerly line of Tax Lot 22 of Tax Block 3023, said point being South 88 deg. 32 min. 51 sec. East 149.06 feet from an existing iron pipe, the northwesterly corner of said Tax Lot 22; thence new lines crossing Tax Lot 21B of said Tax Block the following two (2) calls: (1) North 50 deg. 31 min. 17 sec. East 15.38 feet to a proposed manhole; and (2) South 88 deg. 32 min. 04 sec. East 330.89 feet to a point in the westerly right-of-way line of Arita Circle, said point being North 1 deg. 15 min. 02 sec. West 10.01 feet from an existing iron pipe, the northeasterly corner of said Tax Lot 22. Containing 6,925.24 square feet of permanent easement.

ALSO RESERVED is a twenty (20) foot wide temporary construction easement being parallel and along the northerly side of the above described twenty (20) foot permanent easement, EXCEPT that portion lying outside the lands of the Grantor, for the Grantor's use in connection with the initial construction and laying of the sewer line. Containing 7,514.35 square feet of temporary construction easement.

The side lines of said easements are to be shortened or extended to meet at angle points and to terminate in the northerly line of said Tax Lot 22, the southerly and the westerly lines of Tax Lot 21A of said Tax Block, and the westerly right-of-way line of Arita Circle.

The above described easements are crossing Tax Lot 21B of Tax Block 3023 of the Forsyth County Tax Records as now constituted.

**TRACT TWELVE: Tax Block 6003, Lot 202**

BEING KNOWN and designated as Tract No. 2 as shown on the Map of Retnuh Hills, Section No. 3, as recorded in Plat Book 18, page 111, 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 above land was conveyed to Grantor by Robert K. Leonard, Commissioner (see book number 1685 page 0116)

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