

FORSYTH CO, NC **215** FEE: \$ 12.00  
 PRESENTED & RECORDED: 12/03/1999 4:31PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: BOLES  
 STATE OF NC REAL ESTATE EXT: \$ **1306.00**  
 BK2096 P2203 - P2205 *P. Boles*

Excise Tax \$ 0.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 1998  
 by \_\_\_\_\_

Mail after recording to Grantee, Hinshaw & Jacobs Box-#71This instrument was prepared by **Hinshaw & Jacobs, Attys.**

Brief description for the Index:

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3rd day of December, 1999 / / , by and between

GRANTOR(S)

GRANTEE(S)

HUFF PROPERTIES, a North Carolina  
General Partnership

**Michael D. Carter**

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 \_\_\_\_\_, County of Forsyth, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth.

The property hereinabove described was acquired by Grantor by instrument recorded in 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:

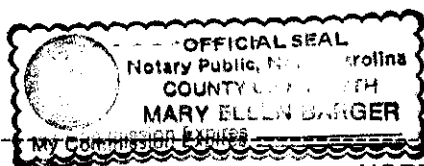
None

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.

HUFF PROPERTIES, a North Carolina General Partnership

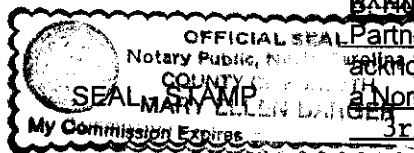
By Betty M. Huff (SEAL)  
BETTY M. HUFF, General Partner

-By \_\_\_\_\_ (SEAL)  
MICHAEL B. HUFF, General Partner

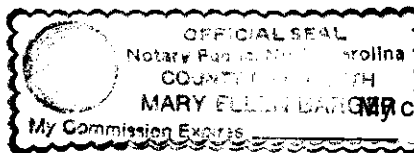


NORTH CAROLINA, Forsyth County:

I, a Notary Public of the County and State aforesaid, certify that Betty M. Huff and Michael  
~~XXXXXX~~ Partners of HUFF PROPERTIES, a North Carolina General Partnership, and further  
acknowledged the execution of the foregoing instrument on behalf of HUFF PROPERTIES,  
a North Carolina General Partnership. WITNESS my hand and official stamp or seal this  
3rd day of December, 1999,



Mary Ellen Barger  
Notary Public



My commission expires: 2-16-2004

County, NC

The foregoing Certificate(s) of Mary Ellen Barger, Notary Public, Forsyth/ is/~~are~~ certified to be correct.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By [Signature]  
Deputy/Assistant - Register of Deeds

## EXHIBIT A

BEGINNING at an iron take in the southerly right-of-way (R/W) line of Lowery Street, said iron being the northeast corner of Tax Lot 118, Tax Block 544 (W. Stokes Huff, D.B. 1,738 at P. 1,710); thence along said southerly R/W line as it curves to the left, a chord bearing and distance of S 88 deg. 39 min. 43 sec. E, 41.22 feet (with a radius of 858.51' and a length of 41.23') to an iron stake; thence continuing along said R/W line, S 88 deg. 57 min. 13 sec. E, 275.77' to an iron stake in the westerly line of Tax Lot 107-K, Tax Block 2440 (Dimmetta Realty Co., D.B. 1,693 at P. 623); thence along said line, S 01 deg. 03 min. 40 sec. W, 260.13' to a point at the center of a sanitary manhole cover; thence along a new line crossing the Grantor, N 75 deg. 12 min. 12 sec. W, 357.05' to an iron stake, a new corner in the easterly line of aforesaid Lot 118; thence along said line, N 10 deg. 42 min. 54 sec. E, 178.00' to the BEGINNING. Containing 1.6733 Ac.

Subject to an easement to the City of Winston-Salem for the purpose of constructing, maintaining, repairing, and replacing utilities of whatever nature or kind, which easement is described as follows: BEGINNING at the same iron as described above, and following the first three (3) calls thereof; thence crossing the Grantor as follows: N 75 deg. 12 min. 12 sec. W, 41.18'; N 01 deg. 03 min. 42 sec. E, 235.34'; N 88 deg. 57 min. 13 sec. W, 279.58' to a point in the aforesaid easterly line of Lot 118; thence along said line, N 10 deg. 42 min. 54 sec. E, 15.43 to the BEGINNING; and

Subject to an easement and right of way for ingress, egress, and regress (including, but not limited to, the right to construct, maintain, repair and replace a roadway in connection therewith) and for the purpose of constructing, maintaining, repairing, and replacing utilities of whatever nature or kind, being 20.00' in width and lying adjacent to and east of, and parallel with the last call of the 1.6733 Ac. parcel described hereinbefore to the City of Winston-Salem.

The above described being a portion of that property now recorded in D.B. 1710 at P. 2359, and designated as Tax Lot 202, Tax Block 2440. For more particulars see Map No. P-619 on file in the Public Works Records Center, Winston-Salem City Hall.