

DRAFTED BY: Mary Margaret Ogburn
Blanco Tackabery Combs & Matamoros, P.A.
P. O. Drawer 25008
Winston-Salem, NC 27114-5008

FORSYTH CO., NC **185** FEE: \$ 32.00
PRESENTED & RECORDED: 01/02/2002 4:25PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HOOBVA
NO TAXABLE CONSIDERATION
BK2224 P1019 - P1025

Excise Tax: \$ NO TAXABLE CONSIDERATION

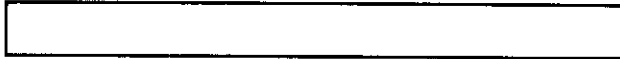
Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No.: _____
Verified by _____ County on the _____ day of _____, 20____
by _____

Mail after recording to: Mary Margaret Ogburn, Esq.
BLANCO TACKABERY COMBS & MATAMOROS, P.A. (Box 52)
P. O. Drawer 25008, Winston-Salem, NC 27114-5008

Instrument was prepared by: Mary Margaret Ogburn

Brief description for the Index:



NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 1st day of January, 2002, by and between:

GRANTOR

Margaret J. Ogburn (widow)
110 Shepley Court
Winston-Salem, NC 27104

GRANTEE

HKO Family Properties, LLC
P. O. Box 24724
Winston-Salem, NC 27114

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all 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 in situated in the City of Winston-Salem, _____ Township, Forsyth County, North Carolina, more particularly described as follows:

See EXHIBIT A attached hereto and made a part hereof

The property hereinabove described was acquired by Grantor by instrument recorded in See Exhibit A attached hereto

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. Easements, covenants and restrictions of record.
- 2. Ad valorem taxes for the year 2002.

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

Margaret J. Ogburn (SEAL)
Margaret J. Ogburn

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

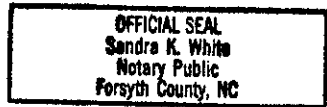
I, Sandra K. White, a Notary Public of the County and State aforesaid, certify that MARGARET J. OGBURN personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal or Stamp, this the 1st day of January, 2002.

Sandra K. White
Notary Public

My Commission Expires: 10-26-2004

[Notarial Seal/Stamp]



The foregoing certificate(s) of Sandra K. White, N.P.

This the 2nd day of January, 2002. _____ is/are certified to be correct.

DICKIE C. WOOD, REGISTER OF DEEDS

Register of Deeds for Forsyth County, North Carolina

By: [Signature]
Deputy Assistant

EXHIBIT A**TRACT 1:**

BEGINNING at a point on the north side of Thirteenth Street, 197.6 feet more or less west of Liberty Street; running thence in a westerly direction with the north line of 13th Street 50 feet to a stake; thence in a northerly direction 160 feet to a stake; thence in an easterly direction parallel with the line of 13th Street, 50 feet to a stake; thence in a southerly direction 160 feet to 13th Street, to the point of BEGINNING; said lot lying and being the western boundary of the H. O. Sapp Property (formerly the Styer Property) and the eastern boundary of the R. R. Kinney Property.

(Commonly known as 715-717 Thirteenth Street, Tax Block 266, Lot 112. See Book 871, Page 75)

TRACT 2:

Lying on the north side of a cross street, which runs west from Liberty Street (or Germanton Road) which said cross street is known as Roanoke or 13th Street, BEGINNING at a point on said street, 368 feet more or less westwardly from Liberty Street, and running thence in a westwardly direction 80 feet along the north side of Roanoke or 13th Street to a 25-foot alley, now called Byron Street (Formerly called Ogburn Street); thence northwardly along said alley 161 feet more or less to Julia Blum's line (now C. Loman's); thence eastwardly 80 feet to Harriett R. Stye line (now J. T. Thompson's line); thence in a southwardly direction 161 feet more or less with the said Harriett R. Styers' line (now J. T. Thompson line) to Roanoke or 13th Street, place of BEGINNING.

(Commonly known as 1301-1309 Byron, Tax Block 266, Lot 115B. See Book 871, Page 75)

TRACT 3:

BEGINNING at an iron stake in the East line of South Broad Street (formerly Ashe Street), said iron stake being North 17° 00' West 175.0 feet from the center of Washington Avenue; running thence with the East line of South Broad Street North 17° 00' West 52 feet to an iron stake; running thence on a line (said line being the North line of Lot No. 441 of the unrecorded map of Salem, and being the South line of Lot No. 6, Block 586, Forsyth County Tax Maps, 1966) North 73° 00' East 190 feet to an iron stake; running thence South 17° 00' East 52 feet to an iron stake; running thence South 73° 00' West 190 feet to an iron stake, the point and place of BEGINNING; and being known as Lot No. 2, Block 586, Forsyth County Tax Map (1966), and being also the North portion of Lot No. 441 as shown on the unrecorded map of Salem and being also the same lot as conveyed to Eugenia O. Tuttle from Lena B. Poe, as recorded in Deed Book 522, at page 249, office of Register of Deeds of Forsyth County, North Carolina.

(Commonly known as 725 Broad Street, Tax Block 586, Lot 202. See Book 2197, Page 1715.)

TRACT 4:

BEGINNING at an iron stake in the East line of Green Street; thence Eastwardly 87.7 feet to an iron stake; thence South 25° East 37 feet to an iron stake; thence North 65° East 18 feet to an iron stake; thence South 24° East 11.6 feet to an iron stake; thence South 65° 40' West 19.4 feet to an iron stake; thence Westwardly 85.4 feet to an iron stake in the East line of Green Street; thence Northwardly along the East line of Green Street 52 feet to the place of BEGINNING, and being known and designated as Lot number Three (3) of S. C. Harper property as recorded in Plat Book 13, Page 13, in the Office of the Register of Deeds of Forsyth County, North Carolina.

(Commonly known as 137 S. Green Street, Tax Block 635, Lot 203. See Book 1139, Page 364.)

TRACT 5:

Being known and designated as Lot Number Fifty-Six (56) as shown on the Plat of Bronton as recorded in Plat Book 2, at page 83 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to said map is hereby made for a more definite and particular description.

(Commonly known as 3604 Hemlock Drive, Tax Block 985, Lots 056A and 056B. See Book 2197, Page 1715.)

TRACT 6:

BEING known and designated as Lots Numbers 55 and 56 as shown on the map of Ardmore, Section Six (6), which plat is recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 3 at page 36-A, reference to said map is hereby made for a more definite and particular description.

(Commonly known as 1100 Martin Street, Tax Block 1097, Lots 55 and 56. See Book 2197, Page 1715.)

TRACT 7:

Being known and designated at Lot no. 16, Block 23 as set out upon Map of Bon Air, a plat of which is recorded in Plat Book 3, Page 25 in the office of the Register of Deeds of Forsyth County, North Carolina.

(Commonly known as 2832 Ivy Avenue, Tax Block 1171, Lot 16. See Book 852, Page 147.)

TRACT 8:

BEGINNING at an iron stake in the Eastern line of the 60-foot right of way of Burton Street (Extension), the southwest corner of Lot number 7 as shown on the Plat of The Strother Property as recorded in Plat Book 16, Page 75, Forsyth County Registry; thence South 1° 48' West 217.8 feet to iron stake in the Eastern line of said right of way; thence South 88° 18' East 38.3 feet to an iron stake; thence North 3° 32' East 217.8 feet to an iron stake in the South line of Lot 7; thence Westerly with the South line of Lot 7, 44.6 feet to the point and place of Beginning, and being an unnumbered lot situated between the 60-foot right of way of Burton Street (Extension) and Minnie Scales property, and being shown on Plat of The Strother Property as recorded in Plat Book 16, Page 75, in the Office of the Register of Deeds of Forsyth County, North Carolina.

(Located on Shorefair Drive, Tax Block 1199, Lot 013R. See Book 1326, Page 1093.)

TRACT 9:

BEING known and designated as Lot Number Nine (9) as shown on the Map showing property as devised in Will of Adeline Galloway, as recorded in Plat Book 4, at Page 29, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to said Plat being hereby made for a more definite description of said real estate.

(Located on Shorefair Drive, Tax Block 1199, Lot 9. See Book 1326, Page 1090.)

TRACT 10:

LYING and being in the City of Winston-Salem, Forsyth County, North Carolina, and being known and designated as Lot No. 10, as shown on the Map of Oak Crest, Nading's Addition, as recorded in Plat Book 8 at page 201, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property.

(Commonly known as 285 Crepe Myrtle Circle, Tax Block 1310, Lot 10. See Book 2197, Page 1715.)

TRACT 11:

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and being known and designated at Lot No. 36, as shown on the map of Wathanlon Property, as recorded in Plat Book 6, Page 207, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property.

(Commonly known as 2053 Cannon Avenue, Tax Block 1358, Lot 36. See Book 785, Page 382.)

TRACT 12:

BEGINNING at a point on the North Side of Wells Street which said beginning point is 500 feet West of the Northwest intersection of Wells and Freeman Streets as shown on any and all of the Bahnson Place Addition Maps, recorded in Plat Book 2, Page 12, and running thence in a Northeastwardly direction 127 feet to a point which said point is 30 feet West of the Southwest Corner of Lot No. 26 as appears on any and all of the maps of Bahnson Place Addition in Plat Book 2, Page 12, and running thence Westwardly from said point 30 feet to a point; running thence in a Southwestwardly direction 135 feet to a point in the North line of Wells Street which said point is West 560 feet from the Northwest intersection of Wells and Freeman Streets as shown on any and all of the maps of Bahnson Place Addition recorded in Plat Book 2, Page 12; running thence Eastwardly along the North line of Wells Street 60 feet to the place of beginning.

(Commonly known as 539 Wells Street, Tax Block 1633, Lot 31. See Book 774, Page 367.)

TRACT 13:

Being known and designated as Lot No. 28 as shown on the plat of M.D. Smith property as recorded in Plat Book 2, Page 35A, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more definite and complete description. Also a triangular portion of Lot No. 27 in the M.D. Smith Estate as shown in Plat Book 2, Page 35A. Beginning at a point in the south line of Lot No. 27, said point being 2 feet east of the southeast corner of Lot No. 28; and running with the north line of Sprague Street (formerly Colon Street) in a westwardly direction a distance of 2 feet to the southeast corner of Lot No. 28; thence with the east line of said Lot No. 28, north $17^{\circ} 00'$ West a distance of 145.6 feet to the northeast corner of Lot No. 28; thence in a southerly direction in a straight line 145 feet; more or less, to the place of beginning, the same being a triangular strip of land off the West side of Lot No. 27 as shown on the plat of property belonging to M.D. Smith Estate, which plat is recorded in the office of the Register of Deeds of Forsyth County in Plat Book 2, Page 35A. The above triangular strip of land fronts 2 feet on the North side of Sprague Street and runs back to a point at the North corners of Lots Nos. 27 and 28.

(Commonly known as 2045 Sprague Street, Tax Block 1755, Lots 027B and 028. See Book 867, Page 249.)

TRACT 14:

BEING known and designated as Lot Number Five (5) as shown on the Map of Clinard Oaks, as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 12 at Page 53, reference to said plat is hereby made for a more definite and particular description.

(Commonly known as 2111 Jeffrey Lane and 2126 Polo Road, Tax Block 2329, Lots 005A and 005B. See Book 950, Page 520 and Book 964, Pages 216 and 217.)

TRACT 15:

BEING known and designated as Lot Number One Hundred Eighty-Two (182) as shown on the Plat of Easton Development as recorded in Plat Book 14, Page 23(4) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to said map being hereby made for a more definite and particular description.

(Commonly known as 1022 William Drive, Tax Block 2377, Lot 182. See Book 1224, Page 22.)

TRACT 16:

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and being known and designated as Lot No. 29, as shown on the Map of Gregory Manor, as recorded in Plat Book 17 at page 4, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property.

(Located on Germanton Road, Tax Block 3519, Lot 29. See Book 2197, Page 1715.)

TRACT 17:

Being known and designated at Lots 26, 27, 28 and 29 as shown on the Map of Sunshine Development which Map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 4, at Page 176 (1-2), reference to which Map is herewith made for a more particular description.

(Located on Fleetwood Circle, Tax Block 4636, Lots 026, 027, 028 and 029A. See Book 1027, Page 282 and Book 1028 , Page 847.)