

FORSYTH CO, NC 202 FEE: \$ 32.00  
 PRESENTED & RECORDED: 09/06/2002 3:39PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
 NO TAXABLE CONSIDERATION

EK2278 P1218 - P1224

## NORTH CAROLINA GENERAL WARRANTY DEED

*No Taxable Consideration - Business Conveyance*

Mail after recording to **Blanco Tackabery Combs & Matamoros, P.A. Box**  
 This instrument was prepared by **George E. Hollodick**

THIS DEED made September 5, 2002, by and between

GRANTOR	GRANTEE
CENTENNIAL INVESTMENTS, L.L.C.	EPIC INVESTMENTS, LLC P.O. Box 20113 Winston-Salem, NC 27120-0113

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 all those certain lots or parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

**see Exhibit A attached hereto and incorporated herein by reference**

TO HAVE AND TO HOLD the lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee.

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:

- a) Ad valorem taxes for the year 2002, and subsequent years.
- b) Easements and restrictions of record, if any.
- c) Deeds of Trust listed on Exhibit B, which Grantee assumes and agrees to indemnify and hold Grantor harmless with respect thereto.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

CENTENNIAL INVESTMENTS, L.L.C

By: [Signature] (SEAL)

Name: E. Vernon Ferrell III

Title: Manager

SEAL-STAMP

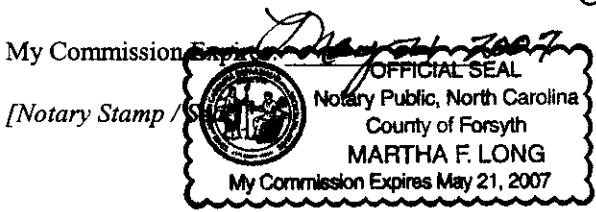
USE BLACK INK

STATE OF North Carolina  
COUNTY OF Forsyth

I, a Notary Public of Forsyth County, N.C., certify that E. Vernon Ferrell personally came before me this day and acknowledged that (s)he is a Manager of Centennial Investments, L.L.C., a North Carolina limited liability company, and that (s)he, as Member/Manager being authorized to do so, executed the foregoing instrument on behalf of the limited liability company.

WITNESS my hand and Notarial or Stamp, this the 4 day of August, 2002.

[Signature]  
Notary Public



The foregoing Certificate(s) of

Martha F. Long, NP

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

DICKIE C. WOOD, REGISTER OF DEEDS FORSYTH

By [Signature] REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY  
Deputy/Assistant-Register of Deeds.

**EXHIBIT A  
LEGAL DESCRIPTION**

**LYING AND BEING IN FORSYTH COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**1633 Attucks Street; 424 Cadillac Street; 2532 Machine Street; 408 Devonshire Street; 412 Devonshire Street:**

Tract 1: BEGINNING at an iron stake in the eastern margin of Mickey Mill Road, said point being South 5 degrees 38 minutes West 410 feet from an iron stake in the southeast corner of the intersection of Mickey Mill Road and Bowen Boulevard, and said point being the northwest corner of Lot Numbered 180 of the East Fourteenth Street Development; running thence North 78 degrees 35 minutes East 190 feet with north line of said Lot Numbered 180 and said point being a corner of Lots Numbered 180, 184 and 185 of the East Fourteenth Street Development; running thence with north line of Lot Numbered 185 North 78 degrees 35 minutes East 10 feet to an iron stake in the north line of said Lot Numbered 185; running thence North 5 degrees 38 minutes East 100 feet to an iron stake; running thence South 78 degrees 35 minutes West 200 feet to an iron stake in the eastern margin of Mickey Mill Road; running thence with the eastern margin of Mickey Mill Road South 5 degrees 38 minutes West 100 feet to the PLACE OF BEGINNING. Said property being a part of the lands conveyed to J.W. Ferrell and E.V. Ferrell by R.J. Bowen and wife, Louise Cox Bowen, and which deeds are of record in the Office of the Register of Deeds of Forsyth County, North Carolina. Property Address: 1633 Attucks Avenue

Tract 2:

Parcel 1: BEGINNING at a stake on the west side of Cadillac Street corner of Lot No. 114, and running thence Westwardly 200 feet to a stake in Weir's line; thence Southwardly along his line 50 feet to a stake; thence Eastwardly 200 feet to a stake in Cadillac Street; thence Northwardly along Cadillac Street 50 feet to the PLACE OF BEGINNING. For a more particular description Lot No. 113, Motor Heights, recorded in Plat Book 1, Page 98, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Parcel 2: Situated 3 miles East of Winston-Salem, North Carolina and near the Belews Creek Road; BEGINNING at a stone on the west side of Cadillac Street J.R. Vernon's corner; thence Southwardly along Cadillac Street 50 feet to a stake; thence Westwardly 200 feet to Weir's line; thence Northwardly 50 feet to a stake in J.R. Vernon's corner; thence Eastwardly along the back line of J.R. Vernon's Lots 200 feet to the PLACE OF BEGINNING, being a lot 50 X 200 feet. For a more particular description, see Lot No. 114 of Motor Heights, recorded in Plat Book 1, Page 98, in the Office on the Register of Deeds of Forsyth County, North Carolina. Property Address: 424 Cadillac Street.

Tract 3: BEING KNOWN AND DESIGNATED as Lot No. 21 as shown on the map of Vantage View, as recorded in Plat Book 6, Page 130 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description. Property Address: 2532 Machine Street.

Tract 4: BEING KNOWN AND DESIGNATED as Lots 5 & 7, Block 56, as shown on the Map of the Winston-Salem Land and Improvement Company as shown on map originally recorded in Book 40, Page 395, and subsequently recorded in Plat Book 4, Page 147, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more complete description. Property Address: 408 and 412 Devonshire Street.

**3661 Old Greensboro Road; 3666 Old Greensboro Road; 3651 Denver Street; 3654 Denver Street:**

Tract 1: BEGINNING at an iron stake in the West margin of Highway (State) No. 421; thence with the North margin of said State Highway 421 Westwardly 180.4 feet to an iron stake in the North margin of said Highway, Bowles' corner; thence with Bowles' line North 42 degrees 15 minutes West 60.0 feet, more or less to an iron stake, Bowles' corner in line of Winston-Salem property; thence with the line of City property eastwardly 180.4 feet to an iron stake in City line; thence Southwardly 60.0 feet, more or less, to PLACE OF BEGINNING. For further reference, see Deed Book 1929, Page 1557, Forsyth County Registry. Being a part of Lot A, as shown on plat of Sam Fulp property. See Plat Book 5, Page 95, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Property Address: 3661 Old Greensboro Road.

Tract 2: BEING KNOWN AND DESIGNATED as Lot 41 as shown on the map of property belonging to Sam Fulp recorded in Plat Book 5, Page 95 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat is hereby made for a more particular description.

SUBJECT TO an easement for egress, ingress and regress described as follows: BEGINNING at an iron located in the South margin of the right-of-way for Denver street (50 foot public right-of-way), said iron also being located in the Northeast corner of Lot 41 as shown on the map of property belonging to Sam Fulp recorded in Plat Book 5, Page 95 of the Forsyth County Registry, thence from said iron South 44 degrees 15 minutes West 41.43 feet to an iron located in the Southeast corner of Lot 41 Northeast corner of Lot 42 of said plat; thence with the South line of Lot 41 North 44 degrees 15 minutes East 49.09 feet to an iron in the South right-of-way of Denver Street: thence on a curve to the right with the South right-of-way of Denver Street a chord bearing and distance of South 29 degrees 15 minutes 14 seconds East 27.12 feet to an iron the POINT AND PLACE OF BEGINNING. For a more particular description reference is hereby made to the survey for Louis B. Baldwin, Jr. Dated April 7, 1997 by Thomas A. Riccio, R.L.S., and being drawing number 97112. Reference to said survey is hereby made for a more particular description. Property Address: 3666 Old Greensboro Road.

Tract 3: BEGINNING at an iron located in the Northeast corner of Lot 44 as shown on the map of Property belonging to Sam Fulp recorded in Plat Book 5 at Page 95, said iron also being located in the Southeast corner of Lot 43 of said plat; thence from said iron and running with the North line of Lot 44 North 45 degrees 40 minutes 14 seconds West 75 feet to an iron; thence on a new line South 44 degrees 15 minutes West 100 feet to an iron located in the West line of Lot 41 of said plat; thence with the West line of Lot 41 South 45 degrees 40 minutes 14 seconds East 75 feet to an iron located in the Northeast corner of Lot 42 of said plat; thence with South lines of Lots 42 and 43 South 44 degrees 15 minutes West 100 feet to an iron, the POINT AND PLACE OF BEGINNING and containing .17218 acre more or less according to a survey for Louis B. Baldwin, Jr. dated April 7, 1997 by Thomas A. Riccio, R.L.S. and being drawing number 97112. Reference to said survey is hereby made for a more particular description.

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and regress over the southern portion of

Lot 41 described as follows: BEGINNING at an iron located in the south margin of the right-of-way for Denver Street (50 foot public right-of-way) said iron also being located in the Northeast corner of Lot 41 as shown on the map of property belonging to Sam Fulp recorded in Plat Book 5, Page 95 of the Forsyth County Registry; thence from said iron South 44 degrees 15 minutes West 41.43 feet to an iron located in the Southeast corner of Lot 41 and Northeast corner of Lot 42 of said plat; thence with the South line of Lot 41 North 45 degrees 40 minutes 14 seconds West 26 feet to an iron; North 44 degrees 15 East 49.09 feet to an iron in the south right-of-way of Denver Street thence on a curve to the right with the South right-of-way of Denver Street a chord bearing and distance of South 29 degrees 15 minutes 14 seconds East 27.12 feet to an iron the point and place of BEGINNING. For a more particular description reference is hereby made to the survey described above by Thomas A. Riccio bearing drawing number 97112. Property Address: 3651 Denver Street.

Tract 4: BEING KNOWN AND DESIGNATED as Lot B as shown on the map of Sam Fulp Property as recorded in Plat Book 5, Page 95, Forsyth County Registry, to which map reference is hereby made for a more particular description. For back title see Deeds recorded in Deed Book 751, Page 333, Deed Book 973, Page 307, and Deed Book 1582, Page 0351, Forsyth County Registry. Property Address: 3654 Denver Street.

### **1210 E. Second Street**

BEGINNING at an iron stake on the south side of East Second Street Fifty feet east of corner of Oakland Avenue and Second Street and running thence Southwardly parallel with Oakland Avenue Eight-one and 3/10 feet to a stake in the line of the Fogle lands. Thence eastwardly along said line One Hundred feet to an iron stake, corner of E.L. Leinback. Thence northwardly along said Leinback line, Eighty feet to a stake on Second Street. Thence Westwardly along Second Street One Hundred feet to the PLACE OF BEGINNING.

Being a part of each of the original lots #432-433-434 and 435 as shown on plat of Winston Development Co. Property as recorded in Book 86, Page 44 in the office of the Register of Deeds of Forsyth County, North Carolina.

SAVE AND EXCEPT that part of the above described property conveyed to Dr. S.D. Craig by deed dated July 14, 1919, and duly recorded in Book 170, Page 244, in the office of the Register of Deeds of Forsyth County.

### **2371 Okaline Avenue**

BEING KNOWN AND DESIGNATED as Lot No. 20, Block A., MAP OF GREENWAY PLACE, recorded in Plat Book 4, Page 73, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

### **1018 Rundell Street; 1022 Rundell Street; 1026 Rundell Srteet; 1030 Rundell Street; 1034 Rundell Street; 1038 Rundell Street 1101 Rundell Street; 1105 Rundell Street and 927 Ferrell Avenue**

Tract 1: Being known and designated as Lots Nos. Eight (8), Nine (9), Eleven (11), Twelve (12), Thirteen (13), fourteen (14), Fifteen (15) and Sixteen (16) in Block "C" as shown on map of Carver Crest, surveyed and platted by J.E. Ellerbe, C.E., in November, 1944, and recorded in Plat Book 10, Page 171 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Property Address: 1018 Rundell Street; 1022 Rundell Street; 1030 Rundell Street; 1034 Rundell Street; 1038 Rundell Street 1101 Rundell Street; 1105 Rundell Street.

Tract 2: Being known and designated as Lot No. Thirty-Five (35) as shown on plat of Cameron Park Extension, said plat being made by John D. Spinks in April, 1940, and recorded in Plat Book 10, Page 80 in the Office of the Register of Deeds, Forsyth County, North Carolina, reference to which is hereby made. Property Address: 927 Ferrell Avenue.

**EXHIBIT B  
DEEDS OF TRUST**

1. Deed of Trust recorded at Book 2154, Page 1768.
2. Deed of Trust recorded at Book 2181, Page 3390.
3. Deed of Trust recorded at Book 2183, Page 4249.
4. Deed of Trust recorded at Book 2169, Page 4099.