

FORSYTH CO, NC **264** FEE: \$ 32.00  
PRESENTED & RECORDED: 02/13/2004 4:19PM  
DICKIE C. WOOD REGISTER OF NEEDS BY: NAVARR  
NO TAXABLE CONSIDERATION  
**BK2445 P1368 - P1374**

Tax Lot No. Parcel Identifier No.  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_

Mail after recording to Danny Lee McGuire, PO Box 1716, Clemmons, NC 27012-1716  
This instrument was prepared by **Jack E. Thornton, Jr.**  
Brief description for the Index

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 13<sup>th</sup> day of February, 2004, by and between

GRANTOR	GRANTEE
Danny Lee McGuire	McGuire Building Company, LLC

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

See Attached Exhibit "A"

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:

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.

Danny Lee McGuire (SEAL)  
Danny Lee McGuire

SEAL-STAMP



NORTH CAROLINA, Forsyth County.  
I, a Notary Public of the County and State aforesaid, certify that Danny Lee McGuire Grantor, personally <sup>appeared</sup> appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13<sup>th</sup> day of February, 2004.

Adriane Mandakunis  
Notary Public  
My commission expires: 7-13-2008

The foregoing Certificate(s) of Adriane Mandakunis MD is/are certified to be correct.

REGISTER OF DEEDS FOR FORSYTH COUNTY **DICKIE C. WOOD, REGISTER OF DEEDS**

By [Signature]  
Deputy/Assistant - Register of Deeds

## EXHIBIT "A"

Parcel I:

BEGINNING at an iron stake in the west line of Tucker Avenue, said stake being the southeast corner of the property deeded to Colbert M. Tyler et ux in Deed Book 789, page 265, Forsyth County Registry, and said stake being located South 02° 03' West 130 feet front he southwest corner of the intersection of Tucker Avenue and Wayne Avenue; proceeding thence with the West Line of Tucker Avenue, South 02° 03' West 108 feet to an iron stake, the northeast corner of Paul H. Barber et ux. (Deed Book 785, page 374); thence with the line of said Barber, North 89° 49' West 164.8 feet to an iron stake; thence on a new line with Doris C. McGuire (Deed Book 670, page 167) North 02° 03' East 115.5 feet to an iron stake, the southwest corner of said Colbert M. Tyler; thence with the line of said Colbert M. Tyler, South 85° 11' East 164.8 feet to the point of beginning. This property is shown on the Forsyth County Tax Map as presently constituted as Lot 22 in Block 1469.

210 Tucker Avenue, Winston-Salem, North Carolina

The property herein above described was acquired by Grantor by instrument recorded in Book 1816, Page 878.

Parcel II:

Beginning at a stake on the North side of Liberia Street, corner between Mamie Stockton Rogers and B.F. McCuiston and running eastwardly along said Liberia Street, 50 feet to a stone in said street, corner between B.F. McCuiston and Shelley Litaker; thence in a northwardly direction with the line of said Shelley Litaker, 83 feet, more or less, to an iron stake at fence; thence Westwardly, with said fence and line of B.F. McCuiston 50 feet to an iron stake in Mamie Stockton Rogers' line; thence in a southerly direction, along the line of said Mamie Stockton Rogers, 83 feet, more or less to an iron stake in Liberia Street, the place of beginning. Being a part of the Lands purchased by B.F. McCuiston from Mamie Stockton Rogers.

519 Liberia Street, Winston-Salem, North Carolina

The property herein above described was acquired by Grantor by instrument recorded in Book 1908, Page 2072.

Parcel III:

Adjoining the lots of Rosenbaker and James Masten and measuring 50 feet on the West side of Liberia Street near Salem Circle and of said width of 50 feet extending back in a southwesterly direction a distance of 200 feet, being 50 x 200 feet and said lot containing 10,000 square feet, more or less, and being the identical property as described in deed recorded in Book 1395 at Page 1317 in the Office of the Register of Deeds of Forsyth County, North Carolina.

496 Liberia Street, Winston-Salem, North Carolina

The property herein above described was acquired by Grantor by instrument recorded in Book 1914, Page 2789

Parcel IV:

Being Lots Nos. 25 and 26 as shown on map of Sunset Hills recorded in Plat Book 3 Page 14A in the Office of the Register of Deeds of Forsyth County, North Carolina and being the identical property described in deed recorded in Book 1004 Page 705, Forsyth County Registry.

This conveyance is made subject to easements and restrictions of record.

125 Gordon Drive, Winston-Salem, North Carolina

The property herein above described was acquired by Grantor by instrument recorded in Book 1575, Page 849.

Parcel V:

Beginning at an iron stake in the Northern right-of-way of Pitts Street said iron stake being located S. 57 degrees 50 minutes E 165 feet from the right-of-way of Alder Street; thence N. 29 degrees 56 feet E. 100 feet to an iron stake; thence on a new line S. 57 degrees 50 minute E. 50 feet to an iron stake; thence S. 29 degrees 56 minutes W. 100 feet to the Northern right-of-way of said Pitts Street, N. 57 degrees 50 minutes W. 50 feet to the place of beginning.

The above described property being generally described as the Southwestern one-half of Lot No. 111 as shown on Forsyth County Tax Map Block 795, and more specifically described as the Southwestern one-half of the property described in Deed Book 1435, Page 1541 as recorded in the Forsyth County Register of Deeds Office, Forsyth County, North Carolina.

519 Pitts Street, Winston-Salem, North Carolina

The property herein above described was acquired by Grantor by instrument recorded in Book 1931, Page 3964

Parcel VI:

BEING KNOWN AND DESIGNATED as Lot 96 as shown on Map of WESTON, SECTION 3 as recorded in Plat Book 12 at Page 217 in the Office of the Register of Deeds of Forsyth County, North Carolina.

This conveyance is made subject to easements and restrictions, if any, of record.

3617 Cornell Bl., Winston-Salem, North Carolina

The property herein above described was acquired by Grantor by instrument recorded in Book 1882, Page 99

Parcel VII:

Being known and designated as Lot 24 as shown on Map of EASTERN HEIGHTS as recorded in Plat Book 8 at Page 23 in the Office of the Register of Deeds of Forsyth County, North Carolina and being the identical property described in deed recorded in Book 1871 at Page 2088, Forsyth County Registry.

1310 Jackson Avenue N, Winston-Salem, North Carolina

The property herein above described was acquired by Grantor by instrument recorded in Book 2117, Page 4101

Parcel VIII:

Being known and designated as Lot 11 as shown on map of Gordon Manor, Section 3 recorded in Plat Book 18 at Page 13 in the Office of Register of Deeds of Forsyth County, North Carolina.

This conveyance is made subject to easements and restrictions of record.

260 Placid Street, Winston-Salem, North Carolina

The property herein above described was acquired by Grantor by instrument recorded in Book 1234, Page 336

PARCEL IX:

BEING KNOWN AND DESIGNATED as Lot 23 as shown on map of Bon Air Addition, Section A, recorded in Plat Book 3, at page 82 1/2 and also designated as Lot 23 on the map of Bon Air Greenway Place, Section A, recorded in Plat Book 3, Page 25, in the Office of the Register of Deeds, Forsyth County, North Carolina.

3035 Patterson Avenue N, Winston-Salem, North Carolina

The property herein above described was acquired by Grantor by instrument recorded in Book 1917, Page 1412

Parcel X:

BEGINNING at an iron stake in the southern right-of-way line of Buick Street, said point beginning at the northeast corner of T.W. Church's property as recorded in Deed Book 827, Page 388; thence running with southern right-of-way line of Buick Street, South 85° 45' East 100 feet to an iron stake, Richard G. Purcell's northwest corner; thence with Purcell's line South 04° 08' West 200 feet to an iron stake; thence North 85° 45' West 100 feet to an iron stake; thence North 04° 08' East 200 feet to the point and place of BEGINNING and being the western half of Lots 72, 73, 74 and 75 as shown on Map of MOTOR HEIGHTS as recorded in Plat Book 1 at Page 98 in the Office of the Register of Deeds of Forsyth County, North Carolina and being the identical property described in deed recorded in Book 969 at Page 259, Forsyth County Registry.

This conveyance is made subject to easements and restrictions, if any, of record.

408 Buick Street, Winston-Salem, North Carolina.

The property herein above described was acquired by Grantor by instrument recorded in Book 1976, Page 393

Parcel XI:

TRACT ONE: Fronting 50 feet on the west side of North Street (now Jackson Avenue) and of that width extending westwardly 174 feet to an alley; being known and designated as Lot 32 as shown on the Map of Eastern Heights, a plat of which is recorded in Deed Book 73, Page 546, Office of Register of Deeds, Forsyth County, North Carolina and being the identical property described in deed recorded in Book 748 at Page 457, Forsyth County Registry.

TRACT TWO: BEGINNING at an iron stake on the west side of Slater Circle 350 feet south of Belews Creek Road and the southeast corner of Lot 19; thence South 47° 35' West 150 feet to an iron stake at the southwest corner of Lot 19; thence South 30° East 50 feet to an iron stake at the northwest corner of Lot 21; thence North 47° 30' East 150 feet to an iron stake on the west side of

Slater Circle and the northeast corner of Lot 21; thence North 30° West 50 feet to the point and place of beginning and being Lot 20 as shown on the plat of Noah S. Myers as recorded in Plat Book 11 at Page 236 in the Office of the Register of Deeds of Forsyth County, North Carolina and being the identical property as described in deed recorded in Book 604, Page 257, Forsyth County Registry.

Hicks Street, Winston-Salem, North Carolina

The property herein above described was acquired by Grantor by instrument recorded in Book 1931, Page 2168

Parcel XII:

LYING AND being in the City of Winston-Salem, North Carolina, fronting 50 feet on the South side of 5<sup>th</sup> Street as extended East and of that width extending back South 147.92 feet to an alley and being known and designated on the Plat of "Claremont" property as Lot No. 6, Block E and for more particular description of lot, reference is hereby had to said plat recorded in the Office of the Register of Deeds of Forsyth County, North Carolina. Also see Quitclaim Deed Book 162, Page 31 and Admr. File 1587. See Plat Book 1, Page 5.

All of the above described lot is included in this conveyance except the hereinafter described strip sold to the City of Winston-Salem, and recorded in Deed Book 363, Page 229.

BEGINNING at an iron stake on the present South line of E. 5<sup>th</sup> Street, 200 feet West of Dunleith Avenue, said iron stake being the Northwest corner of Lot 7, Block No. 394, Forsyth County Tax Map; running thence with the present South line of E. 5<sup>th</sup> Street westwardly 50 feet to an iron stake in the East line of Lot No. 5; thence with the East line of said lot southwardly 2.53 feet to an iron stake in the proposed South line of E. 5<sup>th</sup> Street; thence with proposed South line of E. 5<sup>th</sup> Street, eastwardly 50 feet to the West line of Lot No. 7; thence with the West line of said lot Northwardly 3.03 feet to an iron stake in the present South line of E. 5<sup>th</sup> Street the place of beginning. The same being an irregular width strip of land off the front of Lot No. 6 in Block No. 394 on the Forsyth County Tax Map; said strip of land also being designated as No. 70A on the map showing the proposed widening of E. 5<sup>th</sup> Street from Linden Street to Hospital Street, dated October 5, 1930 and filed in the Office of the Commissioner of Public Works, City of Winston-Salem, North Carolina, Deed Book 492, Page 309.

1418 Fifth Street E, Winston-Salem, North Carolina

The property herein above described was acquired by Grantor by instrument recorded in Book 1931, Page 3961

Parcel XIII:

TRACT #1: BEGINNING at an iron stake in the Western right-of-way line of Gardner Street, said iron stake being the Northeast corner of Lot #107 as shown on the Map of Skyland Park, Section 3, as recorded in Plat Book 21, Page 153, in the Office of the Register of Deeds of Forsyth County, N.C.; thence from said Point of Beginning, with the Northern line of Lot #107, and falling in with the Northern line of Lot #108, North 87° 40' West 210 feet to an iron stake; thence North 2° 20' East 75 feet to an iron stake; thence South 87° 40' East 210 feet to an iron stake in the Western right-of-way line of Gardner Street; thence with said right-of-way line Gardner Street, South 2° 20' West 75 feet to an iron stake, the point and place of BEGINNING.

TRACT #2: BEGINNING at an iron stake in the Western right-of-way line of Gardner Street, said iron stake being distant North 2° 20' East 75 feet from the Northeast corner of Lot #107 as shown on the Plat of Skyland Park, Section 3, as recorded in Plat Book 21, Page 153, of Forsyth County Registry; thence from said point of beginning and with the Western right-of-way line to Gardner

Street, North 2° 20' East 75 feet to an iron stake; thence North 87° 40' West 230 feet to an iron stake in the terminus of Morrison Street; thence South 2° 20' West 15 feet to an iron stake in the northern line of Lot #111; thence South 87° 40' East 20 feet to an iron stake, the Northeast corner of Lot #111; thence South 2° 20' West 60 feet to an iron stake; thence South 87° 40' East 210 feet to an iron stake in the Western right-of-way line of Gardner Street, the point and place of BEGINNING.

TRACT #3: BEGINNING at an iron stake in the Western right-of-way line of Gardner Street, said iron stake being distant North 2° 20' East 150 feet from the Northeast corner of Lot #107 as shown on the Plat of Skyland Park, Section 3, as recorded in Plat Book 21, Page 153, in the Office of the Register of Deeds of Forsyth County, N.C.; thence from said point of beginning, North 87° 40' West 230 feet to an iron stake in the terminus of Morrison Street; thence North 2° 20' East 149.94 feet to an iron stake; thence South 77° 49' East 233.44 feet to an iron stake in concrete; thence South 2° 20' West 110 feet to an iron stake, the point and place of BEGINNING.

668 and 672 Gardner Street, Winston-Salem, North Carolina

The property herein above described was acquired by Grantor by instrument recorded in Book 1928, Page 132