

FORSYTH CO, NC **223** FEE: \$ 20.00
 PRESENTED & RECORDED: 03/02/2004 2:09PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: NAVARR
 STATE OF NC REAL ESTATE EXTX: \$ **370.00**
BK2449 P3210 - P3212

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: **\$370.00**

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

Mail/Box to: Long, Chang & Associates, L.L.P., 4915 Piedmont Pkwy., Ste. 103, Jamestown,
 NC 27282

This instrument was prepared by: David J. Long

Brief description for the Index: 2120 S. Martin Luther King Jr. Drive, Winston-Salem, NC 27107

THIS DEED made this 27th day of February, 2004, by and between

GRANTOR

**JOHN CHANG (a/k/a JOHN CHONGHOON CHANG)
 and wife, MEE SOOK CHANG**

GRANTEE

YOUNG SOON HONG

**Mailing Address: 2611 Farmbrook Rd.
 Winston-Salem, NC 27103**

**Property Address: 2120 S. Martin Luther
 King Jr. Drive
 Winston-Salem, NC 27107**

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 Exhibit A attached hereto and incorporated herein by reference

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1761 page 3263.

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, other than the following exceptions: **Restrictions, easements and rights-of-way of record, if any, and ad valorem real property taxes which have been prorated as of the date of closing**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

John Chang (SEAL)
JOHN CHANG
(a/k/a JOHN CHONGHOON CHANG)

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

Mee Sook Chang (SEAL)
MEE SOOK CHANG

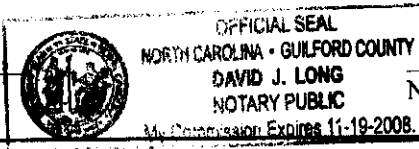
By: _____
Title: _____

(SEAL)

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that JOHN CHANG (a/k/a JOHN CHONGHOON CHANG) and MEE SOOK CHANG personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27th day of February, 2004

My Commission Expires: 11/19/2008



David J. Long
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

_____. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ 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.

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

David J. Long

NP(s)

county
deeds

By: _____

is certified to be correct at the date of recordation shown on the first page thereof,

Dickie C. Wood, Register of Deeds by: James Williams Deputy/Asst.

NC Bar Association 1

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James Williams & Co., Inc.
www.JamesWilliams.com

EXHIBIT A

FORSYTH COUNTY, NORTH CAROLINA:

TRACT ONE: BEGINNING at an iron stake at the Southwest intersection of Junia Avenue and Martin Luther King Jr. Drive (formerly Stadium Drive) and running thence with the West line of Martin Luther King Jr. Drive (formerly Stadium Drive), South 05 degrees 00 minutes West 109.04 feet to an iron stake in the west line of Martin Luther King Jr. Drive (formerly Stadium Drive), also the center of a ten foot alley that was closed by the Winston-Salem Board of Aldermen on July 26, 1965; running thence with the center of said closed ten foot alley, North 80 degrees 40 minutes West 75 feet more or less, to an iron stake in the center of a fifteen (15) foot alley that was closed by the Winston-Salem Board of Aldermen on July 26, 1965; running thence with the center line of said closed fifteen (15) foot alley, North 09 degrees 53 minutes East 93.47 feet to an iron stake in the southern right of way line of Junia Avenue 20 feet from its center; thence with the southern right of way line of Junia Avenue, North 85 degrees 50 minutes East 67.38 feet to an iron stake, the place of BEGINNING. Being known and designated as Lot Number 11, the western part of Lot Number 10, the eastern one-half of a fifteen (15) foot alley, and the northern one-half portion of a ten (10) foot alley, all as shown on the "Map of Holton Park" property, which map is recorded in Plat Book 1, Page 28, Office of the Register of Deeds of Forsyth County, to which map reference is hereby made for a more definite and particular description. As to that portion of the above described property which lies within said alleys as shown on the "Map of Holton Park" property, recorded in Plat Book 1, Page 28, as aforesaid, it is the intention of the grantors to merely convey all of their title, right and interest, and this deed shall operate as a Quitclaim Deed as to said portion lying within said alleys. See Book 1761, Page 3263; Deed Book 1165, Page 391; Book 984, Page 219 and Book 932, Page 178, Forsyth County Registry.

TRACT TWO: BEGINNING at a point in the southerly line of Junia Avenue (formerly Tucker Street) said beginning point being South 85 degrees 50 minutes West 67.38 feet from an iron stake at the southwest intersection of Junia Avenue and Martin Luther King Jr. Drive (formerly Stadium Drive) said Beginning point also being at the center of a fifteen (15) foot alley that was closed by the Winston-Salem Board of Aldermen on July 26, 1965; thence with the center of said alley, South 9 degrees 53 minutes West 93.47 feet to an iron stake in the center of a ten (10) foot alley that was closed by the Winston-Salem Board of Aldermen on July 26, 1965; thence with the center of said closed ten (10) foot alley, North 81 degrees 06 minutes West 43.16 feet to an iron stake; thence on a new line the extension of the line between Lot Number 1 and Lot Number 3 on "Map of Holton Park" property recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 1, Page 28, North 09 degrees 30 minutes East 83.26 feet to an iron stake in the south line of said Junia Avenue; thence with the south line of Junia Avenue, North 85 degrees 50 minutes East 45.06 feet to the place of BEGINNING. Containing 4,460 square feet, more or less, and being the eastern portion of Lot Number 12, the west one-half of a fifteen (15) foot alley and the north one-half of a portion of a ten (10) foot alley as shown on said recorded "Map of Holton Park". See Book 1761, Page 3263, Forsyth County Registry.