

178  
 FORSYTH CO, NC FEE: \$ 23.00  
 PRESENTED & RECORDED: 03/23/2004 1:06PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
 STATE OF NC REAL ESTATE EXTX: \$ 395.00  
 BK2454 P3787 - P3790

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Tax bills to: Grantee P.O. Box 254 Lewisville, NC 27023  
 Mail to: \_\_\_\_\_

This instrument was prepared by: Gregory D. Henshaw, Attorney

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 23 day of March, 2004, by and between

### GRANTOR

Sam C. Ogburn, Jr., married  
 See Agreement recorded in Deed Book  
 1780, at Page 2235, Forsyth County  
 Registry.

### GRANTEE

B & C Properties of the Triad, LLC  
 Property Addresses:  
 811 Moravia St. Winston-Salem  
 1520 & 1522 Diggs Blvd. Winston-Salem  
 1620 & 2003 Thurmond St. Winston-Salem  
 1715 Ivanhoe St. Winston-Salem  
 1911 E. Sprague St. Winston-Salem

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 attachment with legal description for 7 properties.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

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 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, other than the following exceptions:

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

\_\_\_\_\_  
(Entity Name)

Sam C. Ogburn, Jr. (SEAL)  
Sam C. Ogburn, Jr.

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

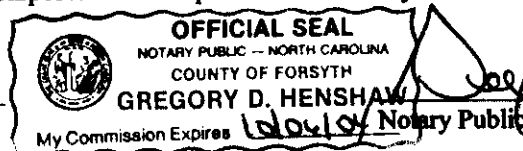
By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Sam C. Ogburn, Jr. 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 \_\_\_\_ day of March, 2004.

My Commission Expires: 10/06/04



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 Gregory D. Henshaw 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

FORSYTH  
Register of Deeds for \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

**ATTACHMENT****PROPERTY 1:**

**BEGINNING** at a stake on Moravia Street 100 feet East of Urban Street and runs East 50 feet to corner of Lot No. 9 and of that width runs North 150 feet to an alley. Being Lot No. 8, Block 16 on map of Wachovia Development Company. Parcel is recorded in Deed Book No. 41 at page 115 in the Office of the Register of Deeds of Forsyth County, North Carolina. For further reference see Special Proceeding Docket No. 6, page 34, Office of the Clerk of Superior Court of Forsyth County, North Carolina.

For further reference see Deed Book 958, Page 216, Forsyth County Registry.

Also known as Tax Lot 8 of Tax Block 815 as shown on the Maps of the Forsyth County Tax Supervisor as now constituted.

Property Address: 811 Moravia St. Winston-Salem, NC 27107  
Tax Block 815 Lot 008

**PROPERTY 2:**

**BEGINNING** at an iron stake on the South side of Diggs Boulevard, 200 feet east of the southeast intersection of Diggs Boulevard and Bruce Street, and running thence south 86 deg. and 25 min. east, 50 feet to a stake, the northwest corner of Lot #439; thence south 3 deg. and 35 min. west with the west line of Lot #439, 109.4 feet to a stake, the northwest corner of Lot #392; thence north 86 deg. and 25 min. west with the north line of Lots Nos. 393 and 394, 50 feet to a stake, the southeast corner of Lot #436; thence north 3 deg. and 35 min. east with the east line of Lot #436, 109.4 feet to the beginning.

Being known and designated as Lots Nos. 437 and 438 on the Plat of Columbia Heights Extension, recorded in Plat Book 4, page 177 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 1520 Diggs Blvd. Winston-Salem, NC 27107  
Tax Block 1423 Lot 437

**PROPERTY 3:**

Fronting 50 feet on the South side of Diggs Boulevard, and of that width extending back 110 feet. Being known and designated as Lots Nos. 439 and 440 on the Plat of Columbia Heights Extension, as recorded in the Register of Deeds Office of Forsyth County, North Carolina, in Plat Book 2 at page 75.

Property Address: 1522 Diggs Blvd. Winston-Salem, NC 27107  
Tax Block 1423 Lot 439

**PROPERTY 4:**

Being known and designated as Lot 13, Block 3, as shown on the Property of Boston Cottage Company, as recorded in Plat Book 4, page 171 (2) in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference see Deed Book 42, page 342. also being the same property as described in Deed Book 597, page 47, in the office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 1620 Thurmond St. Winston-Salem, NC 27105  
Tax Block 1357 Lot 013

**ATTACHMENT****PROPERTY 5:**

BEING KNOWN AND DESIGNATED as Lot 12 as shown on the Map of Cedar Dale, as recorded in Plat Book 1, page 113, 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.

Property Address: 1715 Ivanhoe St. Winston-Salem, NC 27107  
Tax Block 1719 Lot 012

**PROPERTY 6:**

Being known and designated as Lots Nos. 10 and 11 according to a map of property known as Leigh-hurst as recorded in Plat Book 4, Page 161, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description. Together with improvements located thereon; said property being located at 1911 East Sprague Street, Winston-Salem, North Carolina.

Tax Block 1820- Lot 10 & 11

Property Address: 1911 E. Sprague St. Winston-Salem, NC 27107  
Tax Block 1820 Lot 010

**PROPERTY 7:**

BEGINNING at an iron stake on Washington Avenue, now Thurmond Street, 50 feet northward of the intersection of Washington Avenue, now Thurmond Street, and 20th Street, and runs both along the east side of Washington Avenue, now Thurmond Street, 50 feet to an iron stake; thence eastwardly, parallel with 20th Street, 125 feet to an alley; thence south on said alley 50 feet to an iron stake; thence westwardly 125 feet to the place of BEGINNING, and being Lot No. 3 in Block 9 as shown on the map of North Cherry Street Development. Said plat being recorded in Book 4, Pages 44-45 (or 54-55) in the office of the Register of Deeds of Forsyth County.

Reference is specifically made herein to the judgment entered on March 27, 1974 in the action styled Steward Carter, Administrator et al. v. Cora Jolley Carter (widow) et al.; No. 72 CVS 6450, recorded in Book 1153, page 1122 et. seq., Forsyth County Registry.

Property Address: 2003 Thurmond St. Winston-Salem, NC 27105  
Tax Block 1346 Lot 003