


2004035316 00169


 FORSYTH CO, NC FEE \$26.00
NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED:
 05-19-2004 01:21 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: R MARSH DPTY
BK:RE 2472
PG:406-410

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NO TAXABLE CONSIDERATION

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

Mail future tax bills to Grantee. _____

Mail/Box to: Wells Jenkins BOX 108 (LDH)

This instrument was prepared by: T. LAWSON NEWTON

Brief description for the Index: _____

THIS DEED made this 19th day of May, 2004, by and between

GRANTOR

ROBBIE M. WATSON
AND WIFE,
SHELBYA J. WATSON
 Post Office Box 96
 Lexington, NC 27293

GRANTEE

SOUTHSIDE PROPERTIES LLC,
A North Carolina Limited Liability Company

Post Office Box 96, Lexington, NC 27293

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR THE DESCRIPTIONS OF THE FOLLOWING PROPERTIES:

TRACT NO.	STREET ADDRESS	CITY, STATE, ZIP	TAX LOT/BLOCK
Tract 1	2601 – 2605 Stockton Street	Winston-Salem, NC 27127	Lots 158 & 159B, Block 1295
Tract 2	3630 Yale Avenue	Winston-Salem, NC 27107	Lot 180, Block 2359
Tract 3	3150 S. Main Street	Winston-Salem, NC 27107	Lot 15, Block 1941

Tract 4	3637 Yale Avenue	Winston-Salem, NC 27107	Lots 143 & 144, Block 2359
Tract 5	1020 Leona Street	Winston-Salem, NC 27107	Lots 40B & 41, Block 2001
Tract 6	2853 Stockton Street	Winston-Salem, NC 27107	Lot 49, Block 1298
Tract 7	1051 Betty Drive	Winston-Salem, NC 27107	Lot 122, Block 2377
Tract 8	1053 Betty Drive	Winston-Salem, NC 27107	Lot 85, Block 2377
Tract 9	839 Woodcote Street	Winston-Salem, NC 27107	Lot 6, Block 2971
Tract 10	1029 Louise Road	Winston-Salem, NC 27107	Lot 61, Block 2377
Tract 11	1006 Charles Street	Winston-Salem, NC 27107	Lot 27, Block 2377
Tract 12	1021 Louise Road	Winston-Salem, NC 27107	Lot 57, Block 2377
Tract 13	1004 Charles Street	Winston-Salem, NC 27107	Lot 28, Block 2377
Tract 14	3504 Tyler Drive	Winston-Salem, NC 27107	Lot 190, Block 2377
Tract 15	1023 Louise Road	Winston-Salem, NC 27107	Lot 58, Block 2377
Tract 16	1011 Nancy Lane	Winston-Salem, NC 27107	Lot 104, Block 2377

SUBJECT TO conditions, restrictions, and easements or record, if any, and 2004 ad valorem taxes which have been prorated as of the date of closing.

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)

Robbie M. Watson (SEAL)

Robbie M. Watson

By: _____

Title: _____

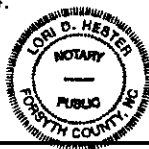
Shelbia J. Watson (SEAL)
Shelbia J. Watson

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that **ROBBIE M. WATSON AND WIFE, SHELbia J. WATSON**, each 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

14th day of May, 2004.

My Commission Expires: 11-9-2004



Lori D. Hester
Notary Public

The foregoing Certificate(s) of Lori D. Hester 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 Register of Deeds for FORSYTH County
By: R Marsh Deputy/Assistant - Register of Deeds

EXHIBIT A

Tract 1 2601 - 2605 Stockton Street Winston-Salem, NC 27127 Tax Lots 158 & 159B, Block 1295

BEGINNING at an existing iron pipe in the Eastern right of way line of Stockton Street, said iron pipe being also the Northwest corner of the property of Central Terrace, being more particularly described in Plat Book 8, at Page AA of the Forsyth County Registry; running thence along said right of way North 00 degrees 42' 00" East 99.91 to an existing iron pipe in the intersection of the right of way of Stockton Street with the Southern right of way of Edgewood Street (Per Plat, Alcott Street, Per Tax Map); running thence along the Southern right of way of Edgewood Street (Per Plat, Alcott Street, Per Tax Map) South 89 degrees 24' 32" East a distance of 126.07 feet to a point; running thence South 62 degrees 19' 05" East a distance of 27.48 feet to a right of way monument; running thence South 01 degrees 11' 23" West a distance of 87.49 feet to an existing iron pipe; running thence North 89 degrees 22' 29" West a distance of 149.80 feet to the point place of the BEGINNING. Said tract being all of Lot 158 and the remaining portion of Lot 159 of Central Terrace as recorded in Plat Book 8, at Page AA of the Forsyth County Registry, by survey of Larry L. Callahan, R.L.S., of August 28, 1990. Said tract being also known as Tax Lots 158 and 159B of Tax Block 1295, Winston Township, Forsyth County, North Carolina. For further reference, see Deed Book 505, at Page 404 and Deed Book 511, at Page 133 of the Forsyth County Registry.

Tract 2 3630 Yale Avenue Winston-Salem, NC 27107 Tax Lot 180, Block 2359

BEING KNOWN AND DESIGNATED as Lot No. 180, as shown on the plat of Weston, Section 3, as recorded in Plat Book 12 at Page 210, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. as Lot No. 15, as shown on the plat of Anderleigh, as recorded in Plat Book 4 at Page 201 and Plat Book 7 at Page 77

Tract 3 3150 S. Main Street Winston-Salem, NC 27107 Tax Lot 15, Block 1941

BEING KNOWN AND DESIGNATED as Lot No. 15, as shown on the plat of Anderleigh, as recorded in Plat Book 4 at Page 201 and Plat Book 7 at Page 77, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. as Lot No. 15, as shown on the plat of Anderleigh, as recorded in Plat Book 4 at Page 201 and Plat Book 7 at Page 77

Tract 4 3637 Yale Avenue Winston-Salem, NC 27107 Tax Lots 143 & 144, Block 2359

BEING KNOWN AND DESIGNATED as Lots Nos. 143 and 144, as shown on the plat of Weston, Section 3, as recorded in Plat Book 12 at Page 210, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 5 1020 Leona Street Winston-Salem, NC 27107 Tax Lots 40B & 41, Block 2001

BEGINNING at an existing iron pipe located in the intersection of the Northeastern corner of Lot 41, as shown on the Map of the Property of W.C. Charles, Plat Book 7, Page 88, Forsyth County Registry, the Northwestern corner of Lot 42 on the aforesaid Map, and the Southern right of way line of Leona Street (also known as Leona Avenue), and running thence from said Beginning point with the Western line of said Lot 42 on the aforesaid Map, South $21^{\circ} 37' 49''$ East 149.96 feet to an existing iron pipe; running thence with the Northern lines of Lots 36 and 37 on the aforesaid Map, South $68^{\circ} 40' 00''$ West 74.84 feet to an existing iron pipe; running thence North $21^{\circ} 45' 25''$ West 149.73 feet to an existing iron pipe in the Southern right of way line of Leona Street (also known as Leona Avenue); running thence with the Southern right of way line of Leona Street (also known as Leona Avenue), North $68^{\circ} 29' 00''$ East 75.17 feet to an existing iron pipe, the point and place of BEGINNING, containing 0.25802 acre, more or less, and **BEING KNOWN AND DESIGNATED AS** a portion of Lot 40 and all of Lot 41, as shown on the Map of the Property of W.C. Charles, as recorded in Plat Book 7, Page 88, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description, all according to a survey prepared by Thomas A. Riccio, P.L.S., dated April 24, 2000, entitled "Survey Prepared for Robbie M. Watson and wife, Shelbia J. Watson," bearing Drawing No. 00171. For further reference, see Deed Book 2109, Page 1211, Forsyth County Registry.

Tract 6 2853 Stockton Street Winston-Salem, NC 27107 Tax Lot 49, Block 1298

BEING KNOWN AND DESIGNATED as Lot No. 49, as shown on the plat of South Terrace, as recorded in Plat Book 3 at Page 88, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 7 1051 Betty Drive Winston-Salem, NC 27107 Tax Lot 122, Block 2377

BEING KNOWN AND DESIGNATED as Lot No. 122, as shown on the plat of Easton, as recorded in Plat Book 14 at Page 23(4), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 8 1053 Betty Drive Winston-Salem, NC 27107 Tax Lot 85, Block 2377

BEING KNOWN AND DESIGNATED as Lot No. 85, as shown on the plat of Easton, as recorded in Plat Book 14 at Page 23(4), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 9 839 Woodcote Street Winston-Salem, NC 27107 Tax Lot 6, Block 2971

BEING KNOWN AND DESIGNATED as Lot No. 6, as shown on the plat of Rosie Street Homes, as recorded in Plat Book 24 at Page 11, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 10 1029 Louise Road Winston-Salem, NC 27107 Tax Lot 61, Block 2377

BEING KNOWN AND DESIGNATED as Lot No. 61, as shown on the plat of Easton, as recorded in Plat Book 14 at Page 23(4), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 11 1006 Charles Street Winston-Salem, NC 27107 Tax Lot 27, Block 2377

BEING KNOWN AND DESIGNATED as Lot No. 27, as shown on the plat of Easton, as recorded in Plat Book 14 at Page 23(4) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 12 1021 Louise Road Winston-Salem, NC 27107 Tax Lot 57, Block 2377

BEING KNOWN AND DESIGNATED as Lot No. 57, as shown on the revised plat of Easton, as recorded in Plat Book 14 at Page 23(4), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 13 1004 Charles Street Winston-Salem, NC 27107 Tax Lot 28, Block 2377

BEING KNOWN AND DESIGNATED as Lot No. 28, as shown on the plat of Easton, as recorded in Plat Book 14 at Page 23(4), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 14 3504 Tyler Drive Winston-Salem, NC 27107 Tax Lot 190, Block 2377

BEING KNOWN AND DESIGNATED as Lot No. 190, as shown on the plat of Easton, as recorded in Plat Book 14 at Page 23(4), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 15 1023 Louise Road Winston-Salem, NC 27107 Tax Lot 058, Block 2377

BEING KNOWN AND DESIGNATED AS Lot No. 58, as shown on the plat of Easton, as recorded in Plat Book 14 at Page 23(4), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 16 1011 Nancy Lane Winston-Salem, NC 27107 Tax Lot 104, Block 2377

BEING KNOWN AND DESIGNATED as Lot No. 104, as shown on the plat of Easton, as recorded in Plat Book 14 at Page 23(4), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.