

2004035319 00172



FORSYTH CO, NC FEE \$41.00

**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:427-436**

**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  
P. O. Box 96  
Lexington, NC 27293**

**GRANTEE**

**MORNINGSIDE 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	1316 Pleasant Street	Winston-Salem, NC 27107	Lot 172, Block 2972
Tract 2	2736 Eastwood Drive	Winston-Salem, NC 27107	Lot 6, Block 2597

Tract 3	1909 Martin Luther King Drive, South	Winston-Salem, NC 27107	Lot 10, Block 1531
Tract 4	2021 Waughtown Street	Winston-Salem, NC 27107	Lot 202P, Block 1829
Tract 5	2025 Waughtown Street	Winston-Salem, NC 27107	Lot 202E, Block 1829
Tract 6	2238 Pleasant Street	Winston-Salem, NC 27107	Lot 205B, Block 1830
Tract 7	1709 Rockford Street	Winston-Salem, NC 27107	Lot 60 and 61, Block 1752
Tract 8	1936 Dacian Street	Winston-Salem, NC 27107	Lot 158, Block 933
Tract 9	1817 Pleasant Street	Winston-Salem, NC 27107	Lot 176, Block 1750
Tract 10	2031 Dacian Street	Winston-Salem, NC 27107	Lot 131, Block 937
Tract 11	2636 Newland Street	Winston-Salem, NC 27107	Lot 24B, Block 2641
Tract 12	1650 Pleasant Street	Winston-Salem, NC 27107	Lot 293 and 294, Block 1777
Tract 13	1800 Pleasant Street	Winston-Salem, NC 27107	Lot 205, Block 1705
Tract 14	1925 Althea Street	Winston-Salem, NC 27107	Lot 193 and 194, Block 933
Tract 15	2019 Althea Street	Winston-Salem, NC 27107	Lot 202, Block 927
Tract 16	1420 Verdun Street	Winston-Salem, NC 27107	Lot 4A, Block 1807
Tract 17	1816 Longview Drive	Winston-Salem, NC 27107	Lot 201, Block 917
Tract 18	1430 Marne Street	Winston-Salem, NC 27107	Lot 17, Block 1806
Tract 19	1756 Argonne Boulevard	Winston-Salem, NC 27107	Lot 108 and 109, Block 920
Tract 20	2245 Brindle Street	Winston-Salem, NC 27107	Lot 106D, Block 1738
Tract 21	1211 Marne Street	Winston-Salem, NC 27107	Lot 83, Block 918
Tract 22	1914 Leight Street	Winston-Salem, NC 27107	Lot 106B, Block 1740
Tract 23	1918 Milford Street	Winston-Salem, NC 27107	Lot 127, Block 1535
Tract 24	1923 Dacian Street	Winston-Salem, NC 27107	Lot 118, Block 934

**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.

**JICKIE C. WOOD, REGISTER OF DEEDS**  
Register of Deeds for FORSYTH County  
By: [Signature] Deputy/Assistant - Register of Deeds

EXHIBIT A

**Tract 1    1316 Pleasant Street                      Winston-Salem, NC 27107            Tax Lot 172, Block 2972**

**BEING KNOWN AND DESIGNATED** as Lot No. 172, as shown on the plat of Morningside Manor, revised, Section 7, Area B, as recorded in Plat Book 24 at Page 21, 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 2    2736 Eastwood Drive                      Winston-Salem, NC 27107            Tax Lot 6, Block 2597**

**BEING KNOWN AND DESIGNATED** as Lot No. 6, as shown on the plat of W. R. Hine Property, as recorded in Plat Book 4 at Page 69, 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 3    1909 Martin Luther King                      Winston-Salem, NC 27107            Tax Lot 10, Block 1531  
                 Drive, South**

**BEGINNING** at an iron stake in the east line of Stadium Drive (formerly Sidney St. and Claremont Ave.) the northwest corner of Lot 11, running thence northwardly with the east line of Stadium Drive, 50.1 feet to an iron stake the southwest corner of Lot 9; thence eastwardly with the south line of Lot 9, 139.90 feet to an iron stake in the west line of a 15 foot alley; thence southwardly with the west line of said alley, 50 feet to an iron stake the northeast corner of Lot 11; thence westwardly with the north line of Lot 11, 143 feet to the place of **BEGINNING**.

**BEING KNOWN AND DESIGNATED** as the east portion of Lot 10 as shown on the map of Allendale, as recorded in Plat Book 2 at Page 28, 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 4 2021 Waughtown Street Winston-Salem, NC 27107 Tax Lot 202P, Block 1829

LYING AND BEING in Winston Township, Forsyth County, North Carolina and BEGINNING at an iron pipe set in the eastern right of way line of Flatrock Street, the southwest corner of the property of Curtis M. Phipps et. ux., now or formerly (Book 975, Page 359, Forsyth County Registry); running thence with the southern line of said Phipps, North 57° 23' 00" East 55.76 feet to an iron pipe set; thence South 23° 04' 00" East 97.35 feet to an iron pipe set located in the northern right of way line of Waughtown Street; running thence with said right of way, South 54° 35' 57" West 61.06 feet to an iron pipe set at the intersection of Waughtown Street and Flatrock Street; thence with the eastern line of Flatrock Street, North 21° 49' 00" West 51.91 feet to a point; thence on a curve to the right with a radius of 452.34 feet and a call and chord distance of North 18° 58' 06" West 49.37 feet to an iron pipe set, the point and place of BEGINNING and containing 0.13196 acres, more or less. Being 202P of Tax Block 1829, Forsyth County Tax Records. The foregoing description was taken from a plat of survey prepared by Thomas A. Riccio & Associates dated 10/22/98; Drawing No. 98457 and entitled "Survey Prepared For Robbie M. Watson and wife, Shelbia J. Watson".

Tract 5 2025 Waughtown Street Winston-Salem, NC 27107 Tax Lot 202E, Block 1829

BEGINNING at an iron located in the North right of way of Waughtown Street, said iron also being located in the Southwest corner of W. D. Clodfelter property as described in Deed recorded in Book 980 at Page 592, Forsyth County Registry; thence with the North margin of Waughtown Street South 54° 35' 57" West 65 feet to an iron; thence leaving said right of way North 23° 04' 00" West 97.35 feet to an iron located in the South line of the Curtis M. Phipps property as described in Deed recorded in Book 975 at Page 359; thence with Phipps' South line North 57° 23' 00" East 69.45 feet to an iron located in Phipps' Southeast corner and in Clodfelter's West line; thence with Clodfelter's West line South 20° 03' 39" East 95.12 feet to an iron the point and place of beginning and containing .14497 acre more or less according to a survey dated January 22, 1999 for Robbie M. Watson and wife, Shelbia Watson by Thomas A. Riccio, R.L.S. and bearing drawing number 99024. Reference is hereby made to said survey for a more particular description.

**Tract 6    2238 Pleasant Street                      Winston-Salem, NC 27107            Tax Lot 205B, Block 1830**

BEGINNING at an iron located in the West right of way margin of Pleasant Street, said iron also being located in the Southeast corner of the Timothy L. Anthony property as described in Deed recorded in Book 1839 at Page 3679; thence with the West right of way line of Pleasant Street South  $04^{\circ} 30' 00''$  West 52.51 feet to an iron located in the Northeast corner of the Jack Boles property as described in Deed recorded in Book 877 at Page 470; thence with Boles' North line North  $86^{\circ} 13' 28''$  West 155.50 feet to an iron; thence North  $02^{\circ} 32' 16''$  East 52.77 feet to an iron located in the Southwest corner of the Anthony property described above; thence South  $86^{\circ} 08' 00''$  East 157.30 feet to an iron the point and place of BEGINNING and containing .18896 acre more or less according to a survey dated April 26, 1999 for Robbie M. Watson and wife, Shelbia J. Watson by Thomas A. Riccio, R.L.S. and bearing drawing number 99182. Reference is hereby made to said survey for a more particular description.

**Tract 7    1709 Rockford Street                      Winston-Salem, NC 27107            Tax Lots 60 and 61, Block 1752**

BEING KNOWN AND DESIGNATED as Lots Nos. 60 and 61, as shown on the plat of George E. Nissen Company, as recorded in Plat Book 12 at Page 144, 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    1936 Dacian Street                              Winston-Salem, NC 27107            Tax Lot 158, Block 933**

BEING KNOWN AND DESIGNATED as Lot No. 158, as shown on the plat of Reynolds Place, as recorded in Plat Book 1 at Page 48, 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    1817 Pleasant Street                              Winston-Salem, NC 27107            Tax Lot 176, Block 1750**

COMMENCING at a point, the southwest corner of Lot 175, as shown on the map of George E. Nissen Property, recorded in Plat Book 12 at Page 144, said point also being South 2 deg. 00 min. West 247.6 feet from the southeastern intersection of Harding Street and Pleasant Street, the point of BEGINNING; thence from said Beginning, South 88 deg. 04 min. East 149.85 feet to a point; thence South 02 deg. 00 min. West 56.0 feet to a point; thence North 88 deg. 04 min. West 149.85 feet to a point on the eastern right-of-way of Pleasant Street; thence North 02 deg. 00 min. East 56.0 feet to the point and place of BEGINNING. Being known as Lots 176, 177, and a northern portion of Lot 178, as shown on the map of George E. Nissen property recorded in Plat Book 12 at Page 144, in the Office of the Register of Deeds of Forsyth County, North Carolina.

**Tract 10 2031 Dacian Street Winston-Salem, NC 27107 Tax Lot 131, Block 937**

**BEING KNOWN AND DESIGNATED** as Lot No. 131, as shown on the plat of Reynolds Place, as recorded in Plat Book 1 at Page 48, 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 2636 Newland Street Winston-Salem, NC 27107 Tax Lot 24B, Block 2641**

**BEGINNING** at an iron located in the intersection of the West right of way line of Weamont Street and the South right of way line of Newland Drive (also known as Newland Street); thence from said iron with the West right of way of Weamont Street South 03 deg. 02 min. 41 sec. East 168.61 feet to an iron; thence North 88 deg. 00 min. 00 sec. West 99.4 feet to an iron; thence North 01 deg. 02 min. 02 sec. East 166.46 feet to an iron located in the south right of way line of Newland Drive; thence with the right of way of Newland Drive South 89 deg. 00 min. 00 sec. East 87.40 feet to an iron, the point and place of **BEGINNING** and containing .35862 acre more or less according to a survey dated June 3, 1999 for Robbie M. Watson and wife, Shelbia J. Watson by Thomas A. Riccio and bearing drawing number 99265. Reference is hereby made to said survey for a more particular description.

**Tract 12 1650 Pleasant Street Winston-Salem, NC 27107 Tax Lots 293 and 294, Block 1777**

**BEING KNOWN AND DESIGNATED** as Lots Nos. 293 and 294, as shown on the plat of Longview Development, as recorded in Plat Book 1 at Page 39-A, 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 1800 Pleasant Street Winston-Salem, NC 27107 Tax Lot 205, Block 1705**

**BEING KNOWN AND DESIGNATED** as Lot Number 5, as shown on the plat of Pleasant Park, as recorded in Plat Book 16 at Page 79, 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 1925 Althea Street Winston-Salem, NC 27107 Tax Lots 193 and 194, Block 933**

**BEING KNOWN AND DESIGNATED** as Lots Nos. 193 and 194, as shown on the plat of Reynolds Place, as recorded in Plat Book 1 at Page 48, 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 2019 Althea Street Winston-Salem, NC 27107 Tax Lot 202, Block 927**

**BEING KNOWN AND DESIGNATED** as Lot No. 202, as shown on the plat of Reynolds Place, as recorded in Plat Book 1 at Page 48, 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 1420 Verdun Street Winston-Salem, NC 27107 Tax Lot 4A, Block 1807**

**BEING KNOWN AND DESIGNATED** as all of Lot No. 4, except 150 feet on the south end of the map of R. H. and B. B. Sides, as recorded in Plat Book 12 at Page 184, 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 17 1816 Longview Drive Winston-Salem, NC 27107 Tax Lot 201, Block 917**

BEGINNING at an iron stake being the northwestern corner of the rights of ways of Long View Drive and Verdun Street, said iron stake also being the southeastern corner of Lot 45 as shown on the plat of Longview Development as recorded in Plat Book 2 at Page 87 in the office of the Register of Deeds of Forsyth County, North Carolina; thence from said beginning point along the northern right of way line of Verdun Street North 87 deg. 30' 00" West 100.13 feet to an iron stake; thence North 02 deg. 38' 00" East 56.00 feet to an iron stake; thence from said iron stake South 87 deg. 29' 20" East 98.53 feet to an iron stake in the west right of way line of Long View Drive; thence along the west right of way line of Longview Drive as it curves to the right a chord call and distance of South 01 deg. 00' 00" West 56.0 feet to the point and place of Beginning, and being the easternmost portion of Lot No. 45 as set out on the Map of Longview Development, recorded in Plat Book 2 at Page 87 in the office of the Register of Deeds of Forsyth County, North Carolina.



**Tract 18 1430 Marne Street Winston-Salem, NC 27107 Tax Lot 17, Block 1806**

**BEING KNOWN AND DESIGNATED** as Lot No. 17, in Block D, as shown on the plat of C. F. Nissen Estate, as recorded in Plat Book 3, 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 19 1756 Argonne Boulevard Winston-Salem, NC 27107 Tax Lot 108 and 109, Block 920**

**BEING KNOWN AND DESIGNATED** as Lots Nos. 108 and 109, as shown on the plat of Longview Development, No. 1, as recorded in Plat Book 2 at Page 87, 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 20 2245 Brindle Street Winston-Salem, NC 27107 Tax Lot 106D, Block 1738**

BEGINNING at an iron located in the East right of way line of Brindle Street, said iron also being located in the Northwest corner of the Ronnie D. Tucker property as described in Deed recorded in Book 1715 at Page 1741; thence with the East right of way line of Brindle Street North  $08^{\circ} 41' 00''$  West 59.90 feet to an iron located in the Southwest corner of the C. W. Myers Trading Post, Inc. property as described in Deed recorded in Book 988 at Page 604; thence with Myers' South line South  $78^{\circ} 38' 08''$  East 158.49 feet to an iron; thence South  $08^{\circ} 49' 32''$  East 60.14 feet to an iron located in Tucker's Northeast corner; thence with Tucker's North line North  $78^{\circ} 34' 23''$  West 158.71 feet to an iron the point and place of BEGINNING all according to a survey dated November 10, 1999 for Robbie M. Watson and Shelbia J. Watson by Thomas A. Riccio, RLS and bearing drawing number 99577. Reference is hereby made to said survey for a more particular description.

**Tract 21 1211 Marne Street Winston-Salem, NC 27107 Tax Lot 83, Block 918**

**BEING KNOWN AND DESIGNATED** as Lot No. 83, as shown on the plat of Longview Development, as recorded in Plat Book 2 at Page 87, 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 22 1914 Leight Street Winston-Salem, NC 27107 Tax Lot 106B, Block 1740**

BEGINNING at an existing iron pipe, located at the intersection of the western right of way line of Leight Street, the southeastern corner of Tax Lot 107B, Block 1740, Forsyth County Tax Maps (See Deed Book 960, Page 221, Forsyth Registry) and the northeastern corner of the herein described tract; thence from said beginning point with the western right of way line of Leight Street South 23 degrees 00' 00" East 74.95 feet to an iron; thence North 89 degrees 25' 14" West 195.17 feet to an existing iron pipe; thence North 23 degrees 00' 00" West 75.00 feet to an iron; thence South 89 degrees 24' 27" East 195.18 feet to an iron, the point and place of BEGINNING. This description is taken from a survey prepared by Thomas A. Riccio, Professional Land Surveyor, entitled "Survey for Robbie M. Watson and wife, Shelbia J. Watson" dated December 9, 1999. This property is informally known as Tax Lot 106B, Tax Block 1740 of the Forsyth County Tax Maps.

**Tract 23 1918 Milford Street Winston-Salem, NC 27107 Tax Lot 127, Block 1535**

**BEING KNOWN AND DESIGNATED** as Lot No. 127, as shown on the plat of Allendale, as recorded in Plat Book 2 at Page 28, 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 24 1923 Dacian Street Winston-Salem, NC 27107 Tax Lot 118, Block 934**

**BEING KNOWN AND DESIGNATED** as Lot No. 118, as shown on the plat of Reynolds Place, as recorded in Plat Book 1 at Page 48, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.