

2004068288 00238

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

09-29-2004 03:47 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: E NAVARRO DPTY

BK: RE 2508

PG: 1701-1705

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax:

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee at address below. NO TITLE WORK REQUESTED OR PERFORMED!

This instrument was prepared by: Bunch & Braun, PLLC, 514 S. Stratford Road, Winston Salem, NC 27103

Brief description for the Index: _____

THIS DEED made this 29th day of SEPT, 2004, by and between

GRANTOR

GRANTEE

Linwood S. Austin and wife, Jenny C. Austin

ENVELOPE

L and J Investment Properties, LLC
1600 Asherton Drive
Winston-Salem, NC 27127

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 attachment "EXHIBIT A" for legal description.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

(Corporate Name)

Linwood S. Austin (SEAL)

By: _____

President

Jenny C. Austin (SEAL)

ATTEST:

Secretary (Corporate Seal)

(SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that LINWOOD S. AUSTIN AND JENNY C. AUSTIN 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 29th day of SEPT, 2004

My Commission Expires: 4-1-2007



OFFICIAL SEAL
North Carolina - Forsyth County

Jaime H. Dalton
JAIME H. DALTON Notary Public
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 Jaime H. Dalton 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.

BACKIE C. WOOD REGISTER OF DEEDS
By: William B. Buffett

Register of Deeds for FORSYTH County
Deputy/Assistant - Register of Deeds

EXHIBIT A

Tract 1:

BEING ALL OF LOT 4, CLOISTER KNOLL SUBDIVISION, RECORDED IN MAP BOOK 38, PAGE 182, AND BOOK 40, PAGE 49, FORSYTH COUNTY, NORTH CAROLINA.

PROPERTY ADDRESS BEING: 840 Cloister Drive, Winston-Salem, NC 27105.

Tract 2:

BEGINNING at an iron pin in the Eastern edge of Fleet Street, said iron pin being located North 2 degrees 30 minutes East 210 feet from the Northwest corner of the Fred H. Kurtz Property running thence North 3 degrees 30 feet East 70 with the Eastern Edge of Fleet Street to an iron; thence South 84 degrees 55 minutes East 150 feet to an iron pin; thence South 3 degrees 30 minutes West 70 feet to an iron pin; thence North 84 degrees 55 minutes West 150 feet to the point and place of BEGINNING. Together with improvements located thereon.

PROPERTY ADDRESS BEING: 3187 Fleet Street, Winston-Salem, NC.

Tract 3:

BEGINNING at an iron stake on the East side of Peachtree Street, said stake being distant 150 feet Southwardly from the Southeast intersection of Peachtree Street and Belieu Wood Street, running thence South 8 degrees East 50 feet to a stake; thence South 82 degrees East 140 feet to a stake; thence North 8 degrees East 50 feet to a stake; thence North 82 degrees West 140 feet to a stake in the East side of Peachtree Street, the place of beginning.

Being known and designated as Lot 69 on the Map of Longview Development Company, plat of which is recorded in the Office of the Register of Deeds, Forsyth County, North Carolina, in Plat Book 2, Page 87.

PROPERTY ADDRESS BEING: 1713 Peachtree Street, Winston Salem, NC.

Tract 4:

BEGINNING at a point in the east edge of Fleet Street as appears from a plat of the within described property and other tracts dated April 25, 1962 by Joseph E. Franklin, Registered Surveyor, being the northwest corner of the within tract and the southwest corner of Bertha B. Howardton as appears from a deed recorded in Deed Book 812, Page 262, Forsyth County Registry, runs thence with the said Howardton line South 84 degrees 55 minutes East 150 feet to a point said Howardton corner; thence South 03 degrees 30 minutes West 74.45 feet to a point the northeast corner of Lot 4 as appears from said plat and above designated; thence with the line of said lot North 84 minutes degrees 55 minutes West 150 feet to a point to a point in the east edge of said Fleet Street the northwest corner of said Lot 4; thence with the said Street North 03 degrees East 74.45 feet to the BEGINNING and being Lot 5 as appears from said plat above designated, the same and being recorded in Deed book 817, page 190, Forsyth County Registry, said description is set forth as existing prior to April 25, 1962.

PROPERTY ADDRESS BEING: 3185 Fleet Street, Winston-Salem, NC.

Tract 5:

BEING ALL OF LOT 48, Section 4, BROOK HOLLOW SUBDIVISON, RECORDED IN MAP BOOK 24, PAGE 140, FORSYTH COUNTY, NORTH CAROLINA.

PROPERTY ADDRESS BEING: 2876 Hondo Drive, Winston-Salem, NC.

Tract 6:

BEGINNING at an iron stake in the north line of 25th Street, the Southwest Corner of Lot 13, running thence westwardly with the north line of 25th Street 100 feet to an iron stake in the east line of a 15 foot alley; thence northwardly with the east line of said alley 14.5 feet to an iron stake in the south line of another 15 foot alley; thence eastwardly with the south line of said alley 100 feet to an iron stake, the northwest corner of Lot 16, thence southwardly with the west line of Lot 16, 145 feet to the point and place of Beginning, being known and designated as Lot 14 and 15, Block 10, on the map of Bon Air, recorded in Plat book 3, page 25, office of the Register of Deeds, Forsyth County, NC.

Also known as Lot 14 and 15, Block 1158, Forsyth County Tax Maps, except the following easement: Beginning at a point in the North line of 25th Street 26 feet Eastward from the Southwest Corner of Lot 14, running thence northwardly across Lot 14, 126.3 feet to a point in the east line of said alley, said point being 19.5 feet Southwardly from the Northwest corner of Lot 14.

PROPERTY ADDRESS BEING: 515 25th Street East, Winston-Salem, NC.

Tract 7:

Being known and designated as Lot Number 82 as shown on the Map of Creekwood Acres, Section 3, as recorded in Plat Book 26, Page 117, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Together with improvements located therein.

PROPERTY ADDRESS BEING: 4909 Thornbrook Lane, Winston-Salem, NC.

Tract 8:

Being known as 1608 E. 25th Street, Winston-Salem, NC, also identified as Tax Block 1200 and Tax Lot 042, and more specifically described as: Beginning at an iron stake in the south margin of Twenty-Fifth Street, 110 feet east of the southeast intersection of Twenty-fifth Street and Goldboro Street, and running thence east with Twenty-fifth Street 53.4 feet to an iron stake; thence in a southerly direction with the west line of lot 43, 150 feet to an iron stake in an alley; thence west with said alley 51 feet to an iron stake in the southeast corner of Lot 41; thence in a northerly direction 150 feet to the beginning, the same being Lot No. 42, Map of Alexander Heights. See also Plat Book #1, Page 36, Register of Deeds, Forsyth County, NC.

PROPERTY ADDRESS BEING: 1608 E. 25th Street, Winston-Salem, NC.

Tract 9:

BEING KNOWN AND DESIGNATED as Lot No. 138 as shown on the map of MONTVIEW, as recorded in Plat Book 1 at Page 106 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 BEING: 841 Efird Street, Winston-Salem, NC.

Tract 10:

Lying and being situate in Forsyth County, North Carolina, and being more particularly described as follows: Being known and designated as Lot Number 153, as shown on the map of MONTVIEW, as recorded in Plat Book 1, Page 106 (2), in the office of the register deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Also, being Tax Lot 153, Block 503.

PROPERTY ADDRESS BEING: 723 Efird Street, Winston-Salem, NC.