


2006035902 00271


 FORSYTH CO, NC FEE \$23.00  
 STATE OF NC REAL ESTATE EXT  
**\$1100.00**  
 PRESENTED & RECORDED:  
 06-09-2006 03:47 PM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: KAREN J GORDON ASST  
**BK:RE 2668**  
**PG:4255-4258**

Drafted By: Daniel A. Frazier--no title search by drafting attorney  
 Excise Tax: \$1,100.00 Mail after recording to: Daniel A. Frazier, box 64

Property Address: 13 properties  
 Mail future tax bills to grantee at: 353 Jonestown Rd., Suite 267, Winston-Salem, NC, 27104

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**  
**This DEED made this the 8 day of June, 2006, by and between**

<b>Grantor</b>	<b>Grantee</b>
VERLIE N. CHILDRESS (widow)	CREATIVE REAL ESTATE SOLUTIONS 13, LLC

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, in consideration of (\$1.00 & OVC) One dollar and other valuable consideration to him 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 in Winston township, Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to easements, liens, taxes, and restrictions of record

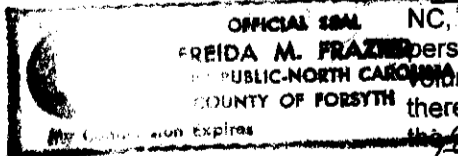
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same fee simple, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantors has/have set his/her/their hand(s) and seal(s) the day and year first above written.

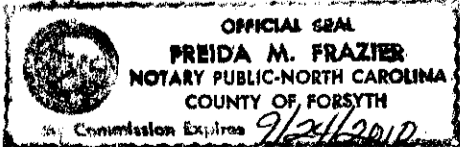
Verlie N. Childress (seal) \_\_\_\_\_ (seal)  
 VERLIE N. CHILDRESS (widow)

STATE OF NORTH CAROLINA, FORSYTH COUNTY

I, Freida M. Frazier, a Notary Public of Forsyth County NC, do hereby certify that Verlie N. Childress (widow) personally know to me, Freida M. Frazier personally appeared before me this day acknowledging to me that he or she voluntarily executed the foregoing deed of conveyance for the purpose stated therein, and in the capacity indicated. Witness my hand and notarial seal this 8 day of June, 2006



Freida M. Frazier Notary Public My Commission expires: 9/24/2010  
Freida M. Frazier  
 Notary printed name



**TRACT 1:**

Tax Block 2230 Lots 202 and 004A  
4825 Old Rural Hall Road, Winston-Salem, NC

BEGINNING at an iron stake in the East line of Rural Hall Road, said stake being 355.68 feet Southwardly from the intersection of Rural Hall Road and Motor Road, said beginning point being 15 feet Southwardly from the Southwest corner Lot No. 2 on the map hereinafter referred to; running thence North 70 deg. 09' East parallel with the South line of Lot No. 2, 200 feet to an iron stake; thence South 19 deg. 50' East 60 feet to an iron stake, the Southeast corner of Lot No. 3; thence South 88 deg. 28' East 41.5 feet to an iron stake; thence South 70 deg. 09' West 238.3 feet to an iron stake in the East line of Rural Hall Road; thence with the East line of Rural Hall Road, North 19 deg. 50' West 75 feet to the point of beginning and being known and designated as the Southern 60 feet of Lot No. 3 and the Northern 15 feet of Lot No. 4 as shown on the map of the R. M. Cox Property as recorded in Plat Book 3, Page 61A, office of the Register of Deeds of Forsyth County, North Carolina.

For chain of title see Deed Book 814, Page 394.

**TRACT 2:**

Tax Block 1806 Lot 001R  
1801 Andover Street, Winston-Salem, NC

BEING KNOWN and designated as Lot # 1, as shown on the map of Rupert W. Bagby Property, which is recorded in Plat Book 19, Page 8, 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 chain of title see Deed Book 1272, Page 489.

**TRACT 3:**

Tax Block 1521 Lot 466  
4332 Tise Avenue, Winston-Salem, NC

BEGINNING at an iron stake in the west side of Tise Avenue, northeast corner of Lot No. 465; thence westwardly along line of said Lot, 230 feet to a stake, the southeast corner of Lot No. 450; thence northwardly along line of said Lot, 75 feet to a stake, the southwest corner of Lot No. 467; thence eastwardly along line of said Lot, 230 feet to a stake in the west line of Tise Avenue; thence southwardly with Tise Avenue 75 feet to an iron stake, the POINT OF BEGINNING; BEING known and designated as Lot No. 466 on the Plat of Ogburn Realty Company known as Montview, said map recorded in Register of deeds Office, Forsyth County, North Carolina, in Plat Book 1, Page 106.

For chain of title see Deed Book 1126, Page 478.

**TRACT 4:**

Tax Block 1646 Lots 004B and 005A  
1138 Motor Road, Winston-Salem, NC

BEGINNING at an iron stake in the South line of Motor Road, said stake being 10 feet eastward from the Northwest corner of Lot No. 4 as shown on the map of Motorville, Section No. 1; thence North 86 deg. West along the South line of said road 65 feet to an iron stake, said iron stake being 20 feet eastwardly from the Northwest corner of Lot No. 5; thence on a new line and parallel with the East line of said Lot No. 5, 157.64 feet to an iron stake; thence Eastwardly 65 feet to an iron stake, said stake being 10 feet Eastwardly from the Southwest corner of Lot No. 4; thence Northwardly 156.02 feet to the place of BEGINNING. Being the Eastern portion of Lot No. 5 and the Western portion of Lot No. 4 as shown on the Map of Motorville, Section No. 1, as recorded in Plat Book 3, Page 82, in the Office of the Register of Deeds, Forsyth County, North Carolina.

For chain of title see Deed Book 1658, Page 3456.

N M E

**TRACT 5:**

Tax Block 986 Lot 105  
3630 Ogburn Avenue, Winston-Salem, NC

BEING KNOWN and designated as the eastern ½ of lots 20 & 21, Block 986, as shown on the Map of Bronton, recorded in Plat Book 10, Page 44, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description.

For chain of title see Deed Book 2463, Page 2124.

**TRACT 6:**

Tax Block 2302 Lot 126 and 127  
211 Turner Street, Winston-Salem, NC

Being known and designated as Lot No. 3 as shown on the map of Shutt Property as recorded in Plat Book 2, Page 62, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description being in all respects the same property as that described in Deed of Trust Book 675, Page 88, in the Office of the Register of Deeds of Forsyth County, North Carolina.

For chain of title see Deed Book 983, Page 402.

**TRACT 7:**

Tax Block 1505 Lot 109  
724 Ontario Street, Winston-Salem, NC

BEGINNING at a point in the south line of Griffith Street, 150 feet West of the Southwest corner of Griffith Street and Tise Avenue; running thence westwardly with the South line of Griffith Street, 50 feet to a point; thence Southwardly 150 feet to a point; thence Eastwardly 50 feet to a point; thence Northwardly 150 feet to the point of BEGINNING; being a part of Lots No. 262 and 263 as shown on the Plat of Montview, recorded in plat Book 1, Page 106, in the Office of the Register of Deeds of Forsyth County, North Carolina.

For chain of title see Deed Book 1724, Page 3121.

**TRACT 8:**

Tax Block 984 Lots 017, 018 and 110  
3706 Ogburn Avenue, Winston-Salem, NC

BEGINNING at an iron stake at the northwest intersection of Virginia Avenue and Ogburn Avenue (formerly Creason Street); and running thence along the West side of Ogburn Avenue, North 04 deg. 24' West 100 feet to an iron stake, the southeast corner of Lot No. 16; thence North 89 deg. 41' West with the South line of No. 16, and crossing Lot No. 19, 200 feet to an iron stake in the East line of Lot No. 20; thence with the East line of Lot No. 20, South 04 deg. 24' East 100 feet to an iron stake in the North line of Virginia Avenue; thence with the North line of Virginia Avenue, South 89 deg. 41' East 200 feet to an iron stake, the place of BEGINNING. The same being all of Lots 17 and 18 and part of Lot 19, all in Block 984, on a map of Revision of part of Blocks 984 and 986, Bronton Subdivision, amde by Charles S. Kirby, Engineer, said map being recorded in plat Book 10, at Page 44, Forsyth County Registry.

For chain of title see Deed Book 1672, Page 1888.

**TRACT 9:**

Tax Block 1517 Lot 294  
4223 Tise Avenue, Winston-Salem, NC

Being known and designated as Lot No. 294 on the Plat of Ogburn Realty Company Property known as "Montview", recorded in Plat Book 1, Page 106, Register of Deeds Office of Forsyth County, North Carolina and for a more particular description reference is hereby made to said plat.

For chain of title see Deed Book 1018, Page 124.

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**TRACT 10:**

Tax Block 984 Lots 015, 016, 111 and 112  
3712 Ogburn Avenue, Winston-Salem, NC

BEGINNING at an iron stake located North 04 degrees 24 minutes West 100 feet from the northwest corner of the intersection of Ogburn Avenue and Virginia Avenue; said iron stake also being located at the northeast corner of Lot No. 17 of Block 984 as shown on Map of Bronton Subdivision as recorded in Plat Book 10, Page 44, of Forsyth County Registry; running thence North 89 degrees 41 minutes West 200.0 feet to an iron stake; thence North 04 degrees 24 minutes West 100.00 feet to an iron stake; thence South 89 degrees 41 minutes East 200.0 feet to an iron stake on the West margin of Ogburn Avenue; running thence southwardly along the West margin of Ogburn Avenue 100.0 feet to the point of Beginning. Being known and designated as all of Lots No. 15 and 16 and the rear 50 feet of Lots No. 19 and 24 as shown on the Map of Bronton Subdivision, Block 984, as recorded in Plat Book 10, Page 44 of the Forsyth County Registry. Also being known and designated as Lots No. 15, 16, 111, and 112 of Block 984 as shown on the Forsyth County Tax Map.

For chain of title see Deed Book 1192, Page 1640.

**TRACT 11:**

Tax Block 2228 Lots 105, 106 and 107  
1105 Don Avenue, Winston-Salem, NC

BEING KNOWN AND DESIGNATED as Lots No. 105, 106 and 107 as shown on the map of A. T. Cox Subdivision as recorded in Plat Book 12, Page 192 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 of said property.

For chain of title see Deed Book 2486, Page 2741.

**TRACT 12:**

Tax Block 1646 Lot 201D  
4924 Old Rural Hall Road, Winston-Salem, NC

Beginning at an iron stake, a corner of Lot No. 2 on Germanton Road, running North 88 degrees 30' West 360.7 feet to the line of Lot No. 4; thence North 2 degrees East 160 feet to Essex Road (formerly York Road); thence along Essex Road South 88 degrees 10' East 306.5 feet to Germanton Road; thence along Germanton Road South 17 degrees 30' East 167 feet to the place of Beginning, containing 1.42 acres, more or less, and being known and designated as Lot No. 1 on Map of property belong to Bessie R. Wright of Winston-Salem, NC, said map being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, Plat Book 1, Page 56.

For chain of title see Deed Book 1031, Page 758.

**TRACT 13:**

Tax Block 2070A Lot 054B  
5019 Old Rural Hall Road, Winston-Salem, NC

LYING AND BEING in Middlefork Township, and BEING known and designated as Lot No. 54, as shown on the map of Shouse Property, as recorded in Plat Book 2, Page 13-A in the Office of the Register of Deeds of Forsyth County, North Carolina.

This conveyance is made together with the right of ingress and egress over a northwest portion of Lot No. 53, as shown on said Plat, to a certain well located on Lot No. 53 with the right to use and have said well, as now standing, as a source of water supply.

For chain of title see Deed Book 1120, Page 064.

*Archie M. Childers*