

2006046174 00169

FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

07-25-2006 03:00 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2680

PG: 1878-1880

RECORDED

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: NTC

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

By: _____

Mail/Box to: HUNTER HIGGINS MILES ELAM & BENJAMIN, PLLC, 101 W. Friendly Avenue, Ste. 500, Greensboro, NC

This instrument was prepared by: JENNIFER F. ADAMS

Brief description for the Index: _____

THIS DEED made this 25th day of July, 2006, by and between

GRANTOR	GRANTEE
Nellar Realty Company, Inc. P. O. Box 10513 Greensboro, NC 27407	Zahava Properties, LLC P. O. Box 10513 Greensboro, NC 27407

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 Attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2614 page 1449.

A map showing the above described property is recorded in Plat Book 2068 page 2975.

NC Bar Association Form No. L-7 © 1977, 2002

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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.

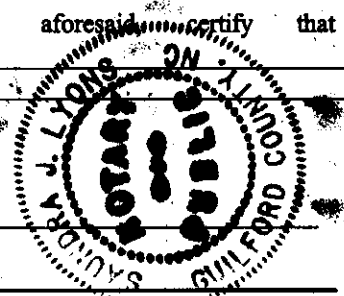
Nellar Realty Company, Inc. (Corporate Name) (SEAL)
By: Frank L. Nelson (SEAL)
President

ATTEST: (SEAL)
Secretary (Corporate Seal) (SEAL)

State of North Carolina - County of
I, the undersigned Notary Public of the County and State aforesaid, certify that
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 , 20
My Commission Expires:
Notary Public

State of North Carolina - County of GUILFORD
I, the undersigned Notary Public of the County and State aforesaid, certify that FRANK L. NELSON
personally came before me this day and acknowledged that he is the President of
Nellar Realty Company, Inc., 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 25th day of July, 20 06
My Commission Expires: June 9, 2011
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
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.

By: Register of Deeds for County
Deputy/Assistant - Register of Deeds

Exhibit A

BEGINNING at a $\frac{3}{4}$ " pipe, said pipe being along a common boundary line with property now or formerly owned by S&H Car Wash, Inc. as described in Deed Book 1897 at Page 2186 of the Forsyth County Register of Deeds, and traveling N 08° 32' 22" E a distance of 123.42 feet along Noel Drive a public road of variable width to a set iron pipe; thence S 89° 34' 50" E a distance of 195.24 feet along Noel Drive a public road of variable width; thence N 3° 45' 15" W a distance of 2.98 feet towards Noel Drive a public road of variable width; thence S 86° 23' 56" E a distance of 89.65 feet along Noel Drive a public road of variable width to a bent pipe; thence S 03° 45' 55" E a distance of 199.90 feet to an existing pipe along the western boundary line of property now or formerly owned by Janice C. Larimore as described in Deed Book 1314 at Page 547 of the Forsyth County Register of Deeds; thence S 86° 25' 22" E a distance of 116.04 feet to an existing iron along the southern boundary line of property now or formerly owned by Janice C. Larimore as described in Deed Book 1314 at Page 547 of the Forsyth County Register of Deeds; thence S 03° 43' 19" E a distance of 80.00 feet to an existing iron along the west boundary line of property now or formerly owned by T. T. Chrysikos, et. Al. as described in Deed Book 450 at Page 63 of the Forsyth County Register of Deeds; thence N 86° 18' 35" W a distance of 205.74 feet to a $\frac{3}{4}$ " pipe along the north boundary line of property now or formerly owned by T. T. Chrysikos, et. Al. as described in Deed Book 450 at Page 63 of the Forsyth County Register of Deeds; thence N 86° 20' 38" W a distance of 20.10 feet to a solid iron along the north boundary line of property now or formerly owned by T. T. Chrysikos, et. Al. as described in Deed Book 450 at Page 63 of the Forsyth County Register of Deeds; thence N 88° 42' 03" W a distance of 135.07 feet to a $\frac{3}{4}$ " pipe along the north boundary line of property now or formerly owned by W. H. Wolfe as described in Deed Book 628 at page 288 of the Forsyth County Register of Deeds; thence N 03° 46' 04" W a distance of 149.59 feet to a $\frac{3}{4}$ " pipe along the east boundary line of property now or formerly owned by Marty L. Myers as described in Deed Book 2370 at Page 4723 of the Forsyth County Register of Deeds; thence N 88° 31' 22" W a distance of 66.77 feet to the point and place of BEGINNING, as shown on a survey entitled "Survey for Frank Nelson" dated October 31, 2005, prepared by Burrow Land Surveying and containing 1.907 acres, more or less, located in Forsyth County, North Carolina.