

ENVELOPE

2006068493 00283

FORSYTH CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXT

\$50.00

PRESENTED &amp; RECORDED:

10-30-2006 02:00 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2705

PG: 248-250

## WARRANTY DEED

Drafted by:

  
Paul C. Shepard, AttorneyMail to: Grantees; 1225 E. Fifth St, Winston Salem, NC 27101

THIS DEED made this the 27 day of October, 2006, by Renaissance Real Estate Management & Development Company, LLC, a North Carolina Limited Liability Company, Grantor, to Liberty Community Development Corporation, a North Carolina non-profit corporation of Forsyth County, North Carolina, Grantee;

WITNESSETH that the said Grantor, in consideration of (\$10.00 and O.V. C) Ten Dollars and Other Valuable Considerations to them paid by the said Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey unto the said Grantee and its successors and assigns a tract or parcel of land in Winston-Salem, Forsyth County, North Carolina, and bounded as follows:


SEE "EXHIBIT A" ATTACHED.

The above land was conveyed to Grantor by: Jonathan Wilson and wife Trina G. Wilson (See Book 2653 Page 2347).

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said Grantor and its successors and assigns forever. And the said Grantor does covenant that it is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that it will warrant and defend the said title to the same against the claims of all persons whatsoever. Subject to easements and restrictions of record, if any, and to 2006 ad valorem property taxes which will be pro-rated to the date of closing.

IN WITNESS WHEREOF the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

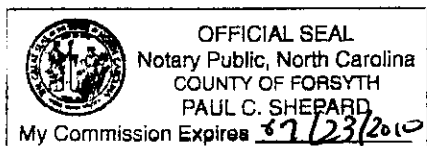
Renaissance Real Estate Management &  
Development Company, LLC

 (Seal)  
MICHAEL L. SUGGS, Manager

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, Paul C. Shepard, a Notary Public of Forsyth County, North Carolina, do hereby certify that MICHAEL L. SUGGS personally came before me this day and acknowledged he is the Manager of Renaissance Real Estate Management & Development Company, LLC, and that the foregoing instrument was duly executed by him for and on behalf of the said Limited Liability Company.

Witness my hand and notarial seal or stamp this the 27 day of October, 2006.



  
Notary Public

My commission expires: July 23, 2010

## EXHIBIT A

BEGINNING at an existing rebar on the western edge of the Liberty Street right of way, the northeast corner of the Donna Gilmore lot recorded in Book 2086, Page 816 of the Forsyth County Registry (Tax Lot 114 of Tax Block 0277), thence along the northern edge of said lot 89 degrees, 50 minutes, 07 seconds west 204.59 feet to an iron rebar set, the northwest corner of said Donna Gilmore lot; thence north 00 degrees, 34 minutes, 52 seconds east 56.25 feet to an existing iron rebar, the northwest corner of the herein described lot; thence south 89 degrees, 45 minutes, 15 seconds east 44.35 feet to an existing iron pin; thence continuing in an easterly direction south 89 degrees, 51 minutes, 39 seconds east 160.34 feet to an existing iron pin on the western edge of the Liberty Street right of way; thence along the said western edge of the said Liberty Street right of way south 00 degrees, 41 minutes, 08 seconds west 56.26 feet to the POINT AND PLACE OF BEGINNING. Being the same property as that described in Book 2653, Page 2347 of the Forsyth County Registry. For further reference, see the unrecorded survey of Bud E. Baugham, Professional Land Surveyor, certified 22 September 2006. This property is also known as Tax Block 0277, Lot 113, and has a mailing address of 1714 N. Liberty Street, Winston-Salem, NC 27105.