

2006068879 00187

FORSYTH CO, NC

FEE \$26.00

GOVERNMENT

PRESENTED & RECORDED:

10-31-2006 12:56 PM

DICKIE C WOOD

REGISTER OF DEEDS

By:TIMOTHY R WILLIAMS ASST

BK:RE 2705

PG:2299-2303

Return to: BTCM Box #52 (ac L)

Prepared By: Charles C. Green, Jr.

NORTH CAROLINA)

FORSYTH COUNTY)

WARRANTY DEED

THIS DEED made this 31st day of October, 2006 by and between the CITY OF WINSTON-SALEM, a municipal corporation, situate in Forsyth County, North Carolina, hereinafter called GRANTOR; and PARTNERS FOR HOMEOWNERSHIP, INC., a North Carolina non-profit corporation of Forsyth County, North Carolina, hereinafter called GRANTEE;

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION (\$10.00 & OVC) to it in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, hath given, granted, bargained and sold, and by these presents doth give, grant, bargain, sell, convey and confirm unto GRANTEE and its successors and assigns, premises in Winston Township, Forsyth County, North Carolina, described as follows:

BEING ALL OF LOT NO. 18 as the same is platted and planned on that plat entitled, "Liberty/Patterson North Redevelopment Area - Phase 2," dated April 8, 2003 and revised April 14, 2003 and recorded in Plat Book 45, page 150, Forsyth County Registry.

Also commonly referred to as Tax Lot 18 of Block 6446, tax maps of Forsyth County as presently constituted.

UPON CONDITION and provided always that if, subsequent to this conveyance and prior to GRANTOR'S issuance of its certificate of completion of improvements as is hereinafter specified:

(1) GRANTEE shall default in or violate his obligation with respect to the construction of the improvements (including the nature and the dates for the beginning and completion thereof), or shall abandon or substantially suspend construction work, and any such default, violation, abandonment or suspension shall not be cured, ended or remedied within three (3) months [six (6) months, if the default is with respect to the date for completion of the improvements] after written demand by GRANTOR so to do; or

(2) GRANTEE shall fail to pay ad valorem taxes or assessments on the property or any part thereof when due, or shall place thereon any encumbrance or lien unauthorized by the contract between GRANTOR and GRANTEE, or shall suffer any levy or attachment to be made, or any materialmen's or mechanics' lien, or any other unauthorized encumbrance or lien to attach, and such taxes or assessments shall not have been paid, or the encumbrance or lien removed or discharged or provisions satisfactory to GRANTOR made for such payment, removal, or discharge, within ninety (90) days after written demand by GRANTOR so to do; or

(3) There is, in violation of the contract between GRANTOR and GRANTEE, any transfer of the property or any part thereof, or any change in the ownership or distribution of the stock of the GRANTEE, or with respect to the identity of the parties in control of the GRANTEE

or the degree thereof, and such violation shall not be cured within sixty (60) days after written demand by GRANTOR to the GRANTEE, then GRANTOR shall have the right to re-enter and take possession of the property and to terminate (and revert in GRANTOR) the estate herein conveyed, it being the intent of this provision, together with other provisions of the contract between GRANTOR and GRANTEE, that this conveyance be made upon a condition subsequent to the effect and in the event of any default or failure or violation or other action or inaction by GRANTEE as specified in subdivisions (1), (2) and (3), above, failure on the part of GRANTEE to remedy or end or abrogate such default or failure or violation or other action or inaction, within the period and in the manner stated in such subdivisions, GRANTOR at its option may declare a termination in favor of GRANTOR of the title, and of all rights and interests in and to the property herein conveyed, and that such title and all rights and interests of GRANTEE, and his successors and assigns to and in the property, shall revert to GRANTOR: Provided, that such condition subsequent and any reversioning of title as a result thereof in GRANTOR

(1) Shall always be subject to and limited by and shall not defeat, render invalid or limit in any way, (i) the lien of any mortgage authorized by the contract between GRANTOR and GRANTEE and (ii) any rights or interests provided in the contract between GRANTOR and GRANTEE for the protection of the holders of such mortgages; and

(2) Shall not apply to individual parts or parcels of the property (or, in the case of parts or parcels leased, the leasehold interest) on which the improvements to be constructed have been completed in accordance with the contract between GRANTOR and GRANTEE and for which a certificate of completion is issued therefor.

This conveyance is made subject to all covenants, restrictions and conditions, as are specified in Exhibit A to that deed recorded in Book 2151, page 2808, Forsyth County Registry and incorporated herein by reference as if fully set out herein. This conveyance is also subject to the following conditions and restrictions: There shall be erected no fence, confine, paling, palisade, picketing, weir, rail balustrade, wall, garden wall, parapet, espalier, trellis, gate, ditch or water channel nearer to the front property line than are the respective rear corners of any dwelling house constructed on the premises; on any corner lot, there shall be erected no fence, confine, paling, palisade, picketing, weir, rail, balustrade, wall, garden wall, parapet, espalier, trellis, barrier, gate, ditch or water channel nearer to the property line of either street than such corner of any dwelling house constructed on the premises as is diametric to the corner of the said dwelling house facing the intersection of the said two streets; furthermore, none of the foregoing shall encroach on adjoining premises. All such conditions and restrictions and covenants attaching to and running with the land.

This property is also conveyed subject to all the terms of a contract entered into between GRANTOR and GRANTEE with respect to the use to which the said property will be put, the nature of the improvements to be constructed thereon, and the time within which such construction will be commenced, this contract, together with supporting plans for improvement, being on file in the offices of GRANTOR in the offices of its Community Development Department, City Hall South, 100 East First Street, Winston-Salem, N.C. 27101. Promptly after completion of the improvements in accordance with the said contract, GRANTOR shall furnish GRANTEE an appropriate instrument certifying to the satisfactory completion of the improvements and to the fact of GRANTEE'S having fully acquitted itself of its said contractual obligation to redevelop the said property in accordance with the contract as aforesaid. Such certification shall be in a form recordable in the office of the Register of Deeds of Forsyth County. Such certificate and release deed shall nullify the condition subsequent and right of re-entry created hereinabove.

*** * * THE SAID CONTRACTUAL OBLIGATION TO REDEVELOP SHALL BE, UNTIL IT IS PERFORMED AND UNTIL THE GRANTOR'S CERTIFICATE AS AFORESAID IS ISSUED, AN ENCUMBRANCE ON THE LAND HEREIN CONVEYED * * ***

GRANTEE agrees with reference to the above-described property or any part thereof that GRANTEE shall:

(1) Not discriminate upon the basis of race, color, creed or national origin in the sale, lease, or rental, or in the use or occupancy of the property or any improvements erected or to be erected thereon or on any part thereof; and this covenant shall be a covenant running with the land and shall be binding to the full extent permitted by law and equity for the benefit and in favor of and

enforceable by (a) GRANTOR, its successors and assigns; (b) the owner of any other land or of any interest in such land within the Neil Place subdivision, and (c) the United States, against GRANTEE and all successors in interest thereto, as to the property or any part thereof or any interest therein, and as to any party in possession or occupancy of the property or any part thereof; and

(2) Acknowledge that, in amplification and not in restriction of the foregoing provisions, it is intended and agreed that GRANTOR and its successors and assigns shall be deemed beneficiaries of the covenants, restrictions and conditions hereinabove referred to, and the United States shall be deemed a beneficiary of the covenant provided in the preceding paragraph, both for and in their or its own right, and also for the purpose of protecting the interests of the community and other parties, public or private, in whose favor or for whose benefit such covenants have been provided. Such covenants shall run in favor of GRANTOR and the United States for the entire period during which such covenants shall be in force and in effect without regard to whether GRANTOR or the United States has at any time been, remains, or is an owner of any land or interest therein to or in favor of which such covenants relate. GRANTOR shall have the right, in the event of any breach of any such covenants, and the United States shall have the right, in the event of any breach of the covenants provided in the preceding paragraph, to exercise all the rights and remedies and to maintain any action or suits at law or in equity or other proper proceedings to enforce the curing of such breach of covenant to which it or any other beneficiary of such covenant may be entitled.

Authority for the undersigned officers of GRANTOR to execute this deed was conferred by resolution of its City Council at a legal meeting of the said body held on the 2nd day of June, 2003, and is in accord with the redevelopment plan approved by the City of Winston-Salem sometimes designated as Liberty/Patterson North Redevelopment Area - Phase 2, full details of which are on file in the offices of City-County Planning Board, City Hall, Winston-Salem, North Carolina 27101.

TO HAVE AND TO HOLD the above-described premises, with all of the appurtenances thereunto belonging or anyway appertaining, unto GRANTEE and its successors and assigns forever. And GRANTOR doth covenant that it is seized of the said premises in fee and hath the right to convey the same in fee simple on condition subsequent, as hereinbefore specified; that the said premises are free from encumbrances (with the exceptions hereinabove stated, if any); and that it will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, GRANTOR has caused these presents to be signed by its City Manager, attested to by its City Secretary, and has caused its corporate seal to be affixed hereto, on the day and the year first hereinabove written.

CITY OF WINSTON-SALEM



By:

Lee Garrity

Lee Garrity, City Manager

Attest:

Renée P. Henderson
City Secretary

NORTH CAROLINA)

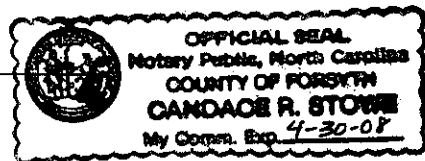
FORSYTH COUNTY)

I, Candace R. Stowe, a notary public, certify that Renée P. Henderson, personally came before me this day and acknowledged that she is the City Secretary of the City of Winston-Salem, a municipal corporation, and that by authority duly given and as the act of the

municipal corporation, the foregoing instrument was signed in its name by its City Manager, sealed with its corporate seal, and attested by her as its City Secretary.

Witness my hand and notarial seal, this the 31 day of October, A.D., 2006.

Candace R. Stowe
Notary Public



My commission expires: April 30, 2008

AFFIDAVIT AND ACKNOWLEDGMENT

GRANTEE acknowledges that it takes the property subject to the foregoing deed's conditions, including the condition subsequent. Consistent with GRANTOR'S condition subsequent and with the terms and conditions of the Bid and Purchase Contract entered into between the GRANTOR and the GRANTEE, GRANTEE hereby makes constitutes and appoints the GRANTOR, with full power of substitution, as GRANTEE'S true and lawful attorney-in-fact, for it and in its name, place, and stead, and for its use and benefit, to sign and acknowledge a deed transferring the property (conveyed by the foregoing deed) from GRANTEE to GRANTOR, and to file said deed in the Forsyth County Registry to evidence that GRANTOR has exercised its rights pursuant to the condition subsequent in the foregoing deed. The foregoing power of attorney is a special and durable power of attorney coupled with an interest, is irrevocable, and shall survive a declaration of GRANTEE as incompetent or bankrupt or an assignment made for the benefit of GRANTEE'S creditors or the appointment of a receiver, guardian, or trustee for GRANTEE'S property or any other action affecting the status of GRANTEE. This power of attorney may be exercised by listing the name of the GRANTEE and executing any instrument over the signature of the attorney-in-fact acting for the GRANTEE.

IN WITNESS WHEREOF, PARTNERS FOR HOMEOWNERSHIP, INC. has caused these presents to be executed by its duly authorized officers and its corporate seal to be affixed hereto, the day and year first above written.

GRANTEE:

PARTNERS FOR HOMEOWNERSHIP, INC.

By: [Signature]
Title: President



ATTEST:

Francine Taylor
Title: Asst. Secretary

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, Mae F. Thompson, a notary public of the County and State aforesaid, certify that Francine Taylor,

personally came before me this day and acknowledged that (s)he is the Assistant
Secretary of PARTNERS FOR
 HOMEOWNERSHIP, INC., a corporation, and that by authority duly given and as the act of the
 corporation, the foregoing President instrument was signed in its name by its
 corporate seal, and attested by her Assistant Secretary as its Assistant Secretary sealed with its

Witness my hand and notarial seal, this the 31 day of October
 A.D., 2006.



Mae F. Thompson
 Notary Public

My commission expires: July 19 2009

 NORTH CAROLINA)
 FORSYTH COUNTY)

The foregoing certificate(s) of _____

is certified to be correct. This the _____ day of _____, 2006.

STAMPS \$ _____

DICKIE C. WOOD,
 REGISTER OF DEEDS

Probate and Filing
 Fee \$ _____ paid.

By: _____
 Deputy/Assistant