

2007066989 00242

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT

\$2.00

PRESENTED & RECORDED:

11-20-2007 04:01 PM

KAREN GORDON
REGISTER OF DEEDS

By:TIMOTHY R WILLIAMS ASST

BK:RE 2796

PG:4244-4245

Drafted By: Surratt & Thompson, PLLC

No Title Search Requested or Performed by
Drafting Attorney

EXCISE TAX

ENVELOPE

PROBATE AND FILING FEE \$

PAID

Tax Block: 1119 Lot: 049B & 050B

Property Description: Addison Avenue / 14th Street, Winston-Salem, NC 27101Mail after recording and future tax bills to: Grantee at 2137 Reynolds Park Rd., Winston-Salem, NC 27107**NORTH CAROLINA LIMITED WARRANTY DEED**THIS DEED made this 19 day of November, 2007, by and between**GRANTOR**Bryan C. Thompson, Public Administrator
of the Estate of Bernard C. Wilson,
Deceased**GRANTEE**

M & G Investments, a NC Partnership

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

WHEREAS, the Grantor is the duly qualified Public Administrator of the Estate of Bernard C. Wilson, a deceased person, having qualified as such on February 28, 2007(See 07 E 225); and

WHEREAS, by Order and Confirmation entered in that Special Proceeding brought In the Matter of the Estate of Bernard C. Wilson, Deceased, 07 SP 1017, Grantor herein is authorized to sell by public sale the interest of Bernard C. Wilson, Deceased; and

WHEREAS, the Grantor herein after proper Notice of Sale, conducted a public sale of the real property herein conveyed on September 10, 2007, filed a Report of Sale, and held the sale open for upset bids, with a final bid in the amount of Nine hundred fifty and NO/100 Dollars (\$950.00) being tendered by Grantee herein with no further upset bids being tendered and the time for filing additional upset bids having expired; and

WHEREAS, by Order of Confirmation executed by the Clerk of Superior Court of Forsyth County Grantor herein is authorized to convey property to Grantee herein upon receipt of the sum of Nine hundred fifty and NO/100 Dollars (\$950.00);

NOW, THEREFORE, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to him paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor has and by these presents does grant, bargain, sell and convey unto the Grantee all of the interest of Bernard C. Wilson, Deceased, in and to that certain lot or parcel of land in Forsyth County, North Carolina, more particularly described as follows:

Tax Lots 049B and 050B, Block 1119, Forsyth County Tax Maps, Unimproved land on Addison Avenue / 14th Street, Winston-Salem, NC.

Being known and designated as Lots Nos. 49 and 50 as shown on the map of Dellabrook Development recorded in Plat Book 7, Page 108, Forsyth County Registry, reference to which is hereby made for a more particular description.

Save and Except

BEGINNING at a point (A) the northeasterly corner of Lot 48, Block 1119, said point being in the southerly right-of-way line of 14th Street; thence along said right-of-way line, South 89 deg. 10 min. 45 sec. East, 50.22 feet to a point (B), the northwesterly corner of Lot 51, Block 1119; thence along the westerly line of said lot, South 03 deg. 09 min. 29 sec. West, 15.68 feet to a point (C), a new corner; thence crossing the Grantor the following two new lines which form the new southerly right-of-way line of 14th Street; (1) 20.46 feet along the arc of a curve to the left, subtended by a chord of North 87 deg. 47 min. 52 sec. West, 20.46 feet, and having a radius of 460.00 feet, to a point (D) a new corner; (2) North 89 deg. 04 min. 21 sec. West, 29.57 feet to a point (E), a new corner in the easterly line of aforesaid Lot 48; thence along said line, North 03 deg. 09 min. 29 sec. East, 15.13 feet to the BEGINNING. Containing 764.37 square feet. Being a portion of Lots 49 and 50 of tax block 1119.

For back title see Estate of Postell Wilson 03 E 1144 and Deed recorded in Book 759, Page 404, Forsyth County Registry.

Together with and subject to all easements and restrictions of record if any.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee. And the Grantor covenants with the Grantee, that Grantor has the right to convey the same, 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 claiming by, through, under or on account of the Grantor, as the Administrator of the Estate of Bernard C. Wilson, Deceased, insofar as it is his duty to do so by virtue of his office as Administrator, but no further. Save and except easements, restrictions, and rights of way as appear of record.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

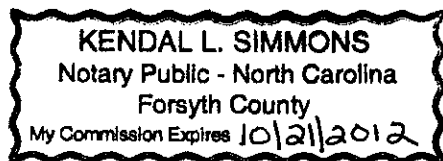
 (seal)
Bryan C. Thompson, Public Administrator of the
Estate of Bernard C. Wilson, Deceased

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Kendal L. Simmons, a Notary Public of Forsyth County, North Carolina, do hereby certify that Bryan C. Thompson, Public Administrator of the Estate of Bernard C. Wilson, Deceased, personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and notarial seal this the 19 day of November, 20 07.



(SEAL / STAMP)

Kendal L. Simmons
Kendal L. Simmons, Notary Public

My commission expires: 10/21/2012