


2008010928 00353
 FORSYTH CO. NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$500.00
 PRESENTED & RECORDED:
03-03-2008 04:50 PM
 KAREN GORDON
REGISTER OF DEEDS
 BY: PATSY RUTH DAVIS
DPTY
BK: RE 2816
PG: 1922-1923

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 0136 113,189 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee: Box 48 Frye

This instrument was prepared by: Leslie G. Frye

Brief description for the Index: **613 Summit Street**

THIS DEED made this 4th day of March, 2008, by and between

GRANTOR	GRANTEE
MARLOPE, LLC, A LIMITED LIABILITY COMPANY	M.B. CERAMICS, INC.

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or 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, 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 2740, page 1399.

A map showing the above described property is recorded in Plat Book 8 , Page 85 .

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 in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

EASEMENTS AND RESTRICTIONS OR RECORD, IF ANY, AND CURRENT YEARS AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

MARLOPE, LLC (Entity Name) _____ (SEAL)

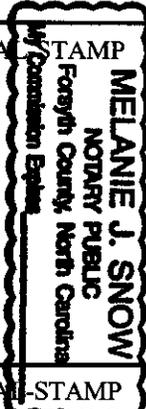
By: Nichole Beaumont (Signature) _____ (SEAL)
NICHOLE BEAUMONT
Title: Manager

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

SEAL-STAMP 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

SEAL-STAMP State of North Carolina - County of Forsyth
I, the undersigned Notary Public of the County and State aforesaid, certify that NICHOLE BEAUMONT personally came before me this day and acknowledged that he is the Manager of MARLOPE, LLC, 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 4th day of March, 2008.
My Commission Expires: 4/24/2012
Melanie J. Snow (Signature)
Notary Public



SEAL-STAMP 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"

(613 Summit Street) BEGINNING at an iron stake on the East side of Summit Street, said beginning point being 140 feet North of the Northeast intersection of Summit and Sixth Streets, also being the Northwest corner of Lot 190; running thence East along the North line of Lot 190, 145 feet to an iron stake in the West line of Lot 174; thence North 6-45 West 83.5 feet to an iron stake, the said stake being 5 feet North of the Northeast corner of Lot 189; thence westerly along the line parallel to the North line of Lot 189 and 5 feet distant therefrom 145 feet to an iron stake on the East side of Summit Street 75 feet to the place of beginning, being known and designated as Lot One Hundred Eight-Nine (189) and 5 feet off of the South side of Lot 188 as shown on the plat of West End Hotel and Land Company, said plat being recorded in Plat Book 8 at Page 85 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being in all respects the same property which was conveyed from Edward M. Shepherd, Commissioner to Grover C. McNair et ux, dated February 8, 1960 in Book 800 Page 7 Forsyth Public record. And the same property conveyed to Youth Opportunity Homes, Inc. in Book 1013 Page 487 February 23, 1971.