

2008017391 00300

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

\$206.00

PRESENTED & RECORDED:

04-04-2008 04:22 PM

KAREN GORDON

REGISTER OF DEEDS

BY: SHANNON BOSTIC-GRIFFITH  
DPT

BK: RE 2823

PG: 2652-2654

ENVELOPE

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: ~~\$207.00~~ 206.00

Block/Lot: 1179 101

Prepared by Patti D. Dobbins, Esq. \*No Title Search Performed or Requested\*

Mail after recording to: Grantee, 370 Ja Mar Dr. Kernersville, NC 27284

Brief Description for the Index: PT LT 97 SC B MAP BON AIR

THIS DEED made this 4<sup>th</sup> day of APRIL, 2008, by and between

<u>GRANTOR(S)</u> ARKWRIGHT, INC.	<u>GRANTEE(S)</u> BRYAN K. CHARLES
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PROPERTY ADDRESS: 2842 Bon Air Avenue, Winston-Salem, NC 27105

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.

WITNESSTH, 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 Forsyth County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

The above described property was conveyed to Grantor by deed recorded in Book 1882 Page 0954.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer by authority of its Board of directors, the day and year first written above.

ARKWRIGHT, INC.

By: AKINTUNDE AKINSANMI (Seal)

Title: VICE PRESIDENT

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, ANGELINE WHITE CARLSON a Notary Public for FORSYTH County, North Carolina, do hereby certify that AKINTUNDE AKINSANMI personally came before me this day and acknowledged that (s)he is VICE PRESIDENT of ARKWRIGHT, INC. and acknowledged, on behalf of ARKWRIGHT, INC., the grantor, the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 4<sup>TH</sup> day of APRIL, 2008.



(Seal)

Angeline White Carlson  
Notary Public

ANGELINE WHITE CARLSON  
Notary's Printed or Typed Name  
My Commission Expires: 01-06-2009

## Exhibit "A"

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and BEGINNING at an iron stake at the southwest intersection of Bon Air Avenue and 29<sup>th</sup> Street, and running thence westwardly along the south line of 29<sup>th</sup> Street 100 feet to an iron stake; thence southwardly 50 feet to an iron stake in the north line of Lot 96; thence eastwardly with the north line of Lot 96, 100 feet to an iron stake in the west line of Bon Air Avenue; thence northwardly with the west line of Bon Air Avenue 50 feet to an iron stake, the place of BEGINNING. The same being the eastern two-thirds of Lot 97, Section B, on map of Bon Air, as recorded in Plat Book 3 at page 25, in the Office of the register of Deeds of Forsyth County, North Carolina.

Property Address: 2842 Bon Air Avenue  
Winston-Salem, NC 27105