

2008045236 00002

FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

09-04-2008 08:23 AM

KAREN GORDON

REGISTER OF DEEDS

BY: E NAVARRO

DPT

BK: RE 2853

PG: 295-296

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: 0.00

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

By: _____

Mail/Box to: 137

This instrument was prepared by: Attorney Eric S. Ellison

Brief description for the Index: Three Tracts

THIS DEED made this 2nd day of September, 2008, by and between

GRANTOR

Bruce A. Miller, a single person
1233 Opportunity Road
Winston Salem, NC 27105

GRANTEE

BMB Enterprises, LLC of NC
A NC Limited Liability Company
1233 Opportunity Road
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.

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:

Tract One:

Beginning at a stake on the South side of Legerwood Street, said stake being 440 feet East of Patterson Avenue; thence Southwardly 140 feet to an iron stake on the North side of Alley, thence Westwardly along said Alley 41 feet to an iron stake; thence Northwardly on a line parallel with the first line 140 feet to a stake on the South side of Legerwood Street; thence Eastwardly with said Street 41 feet to the Beginning; being part of Lot 12 on the Map of Eagle Land Company Property and being the same property as that described in Deed to D.A. Bullard recorded in Book 176, Page 154, in the office of the Register of Deeds of Forsyth County, North Carolina; and also being the same as part of Lot 12 on the Map of J.L. Patterson Property recorded in Plat Book 1, Page 45, Office of the Register of Deeds, Forsyth County, North Carolina.

Property Description: 408 E. Sixteenth Street, Winston Salem, NC.

Tract Two:

Being known and designated as Lot No. 160 as shown on the Plat of "Alexander Heights, Section 2" and recorded in Plat Book 1, Page 36, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

Property: 2540 Ansonia Street, Winston Salem, NC.

Tract Three:

Being Lot No. 22 of Map of Skyland, Section 2, as recorded in Plat Book 4, Page 45 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Property: 1917 Melody Lane, Winston Salem, NC.

The property hereinabove described was acquired by Grantor by instrument recorded in Tract One: Deed Book: 2853, Pages 295, Tract Two: Deed Book: 2815, Pages 3790-3791, Tract Three: Deed Book 2815, Pages 3788-3789.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

Bruce A. Miller (SEAL)
Bruce A. Miller

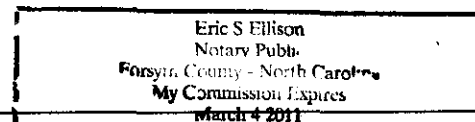
State of North Carolina

County of Forsyth

I, Eric S. Ellison, the undersigned Notary Public of the County and State aforesaid, certify that Bruce A. Miller 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 2nd day of September, 2008.

My Commission Expires: 3-4-2011

Notary Public: Eric S. Ellison



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