



2009015003 00197

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT
\$8.00
PRESENTED & RECORDED
04-13-2009 12:08 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: BETTY C CAMPBELL
DPT

BK: RE 2884
PG: 942-943

DRAFTED BY: Charles C. Green, Jr., Deputy City Attorney	Tax Block-Lot: 1227 - 131B Address: 1608 Attucks Street, Winston-Salem, NC
Mail after recording to:	Mail future tax bills to:
Originated to: Darris Flemming	

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED	
THIS DEED made this 19 day of February, 2009, by and between	
GRANTOR	GRANTEE
CITY OF WINSTON-SALEM, a municipal corporation	DARRIS FLEMMING

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, in consideration of (\$10.00&O.V.C.) TEN DOLLARS AND OTHER VALUABLE CONSIDERATION to it 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 in Forsyth County, North Carolina WINSTON Township, more particularly described as follows:

BEGINNING at an iron pipe in the west margin of Fourteenth Street (old Mickey Mill Road) in the northeast corner of Lot #132; and running thence in a westerly direction with the north line of Lot #132, 150.4 feet to an iron pipe in the east line of Lot #121; thence in a northerly direction with the east line of Lot #121, 57.5 feet to an iron pipe in the east line of Lot #121 (also the southwest corner of Lot #130); thence in an easterly direction with the south line of Lot #130, 166.2 feet to an iron pipe in the west margin of Mickey Mill Road, or Fourteenth Street; thence in a southerly direction with Mickey Mill Road 51.2 feet to the beginning, the same being Lot #131, as shown on the map of Overbrook, recorded in Plat Book 1 page 5-A, Register of Deeds Office, Forsyth County, North Carolina.

SAVE AND EXCEPT: the property deeded to the City of Winston-Salem for the purpose of widening Attucks Street recorded in Deed Book 972, Page 150, Forsyth County Registry.

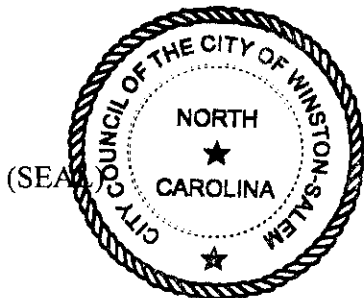
For back title see Deed Book 2251, Page 3115, Forsyth County Registry.

LIMITATIONS ON WARRANTIES. No warranties are made by this deed except to the extent they are expressly and unambiguously set forth herein. The Grantor specifically disclaims and excludes all implied warranties, including any implied warranties of merchantability and fitness for a particular purpose. Grantor specifically disclaims any warranty or representation regarding the condition of the property conveyed herein and any building or other structure thereon [collectively, the "Property"]; accordingly, Grantee accepts the Property in AS

IS/WHERE IS AND WITH ALL FAULTS. Grantee acknowledges that the Grantor has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, concerning (i) the value, nature, quality or condition of the Property; and (ii) the suitability of the Property for any and all activities and uses which the Grantee may conduct thereon. Without limiting the scope of the foregoing, the Grantor has not made, does not make, and specifically disclaims any representation that the Property is free of or from: (1) any material or substance which detrimentally affects the value, nature, quality or condition of the Property; (2) unsuitable soil conditions; (3) flooding; (4) stormwater drainage problems; (5) unsuitable topography; (6) unknown utility lines and their unrecorded easements; and (7) zoning regulations adversely affecting the intended use of the Property.

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. 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title to the same against the lawful claims of all persons whomsoever, except any and all easements, restrictions and conditions of record and those exceptions hereinabove stated.

IN WITNESS WHEREOF the Grantor has caused this instrument to be signed in its corporate name by its City Manager, attested by its City Secretary, and its seal to be hereunto affixed by authority of its City Council, the day and year first above written.



CITY OF WINSTON-SALEM

By Lee D. Amy
CITY MANAGER

ATTEST:

Renée L. Phillips
CITY SECRETARY

**STATE OF NORTH CAROLINA
FORSYTH COUNTY**

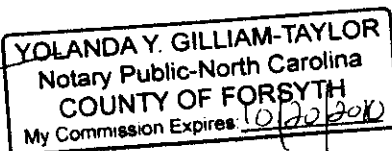
I, Yolanda Y. Gilliam-Taylor, a Notary Public of Forsyth County, NC, do hereby certify that Renée L. Phillips personally came before me this day, and acknowledged that she is the City Secretary of the City of Winston-Salem, a municipal corporation, and that by authority duly given and as the act of the 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 official seal, this the 19th day of February, 2009.

Yolanda Y. Gilliam-Taylor
Notary Public

Print Name: Yolanda Y. Gilliam-Taylor

My commission expires: 10/20/2010



**NORTH CAROLINA
FORSYTH COUNTY**

The foregoing Certificate(s) _____ is/are certified to be correct.

This the _____ day of _____, 20 ____.

STAMPS \$ _____

Probate and Filing Fee \$ _____

C. NORMAN HOLLEMAN, Register of Deeds

Deputy/Assistant