

ENVELOPE



2009015785 00183

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

**\$1200.00**

PRESENTED & RECORDED:

04-16-2009 04:18 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: PATSY RUTH DAVIS  
ASST

**BK: RE 2884**

**PG: 4331-4333**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$

Parcel Identifier No. 136-113,189 Verified by Forsyth County on the \_\_\_\_\_ day of \_\_\_\_\_, 2009 By: \_\_\_\_\_

Mail/Box to: Grantee: 613 Summit Street Winston-Salem, NC 27101

This instrument was prepared by: Leslie G. Frye

Brief description for the Index: Summit Street

THIS DEED made this 9 day of April, 2009, by and between

GRANTOR	GRANTEE
<b>M.B. CERAMICS, INC.</b>	<b>EDWARD S. FADEL and wife ANNA M. FADEL</b>

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 2816, Page 1922**.

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 OF RECORD, IF ANY, AND CURRENT YEARS AD VALOREM TAXES TO BE PRO-RATED TO THE DATE OF CLOSING.

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

M. B. CERAMICS, INC. \_\_\_\_\_

\_\_\_\_\_(SEAL)

(Entity Name)

By: Benjamin M Holder Jr

Name: Benjamin M. Holder, Jr.

\_\_\_\_\_(SEAL)

Title:

By: OWNER

Name:

\_\_\_\_\_(SEAL)

Title:

\*\*\*\*\*  
SEAL-STAMP State of North Carolina - County of Forsyth



I, the undersigned Notary Public of the County and State aforesaid, certify that **BENJAMIN M. HOLDER, JR.** personally came before me this day and acknowledged that he is Manager of **M.B. CERAMICS, INC., a North Carolina Corporation** and that by authority duly given and as an act of the Entity, has signed the foregoing instrument in its name and on its behalf as its act and deed

WITNESS my hand and notarial seal/stamp, this the 9th day of April, 2009.

My Commission Expires: 2/11/2012

Marie Gore Hawk  
Notary Expires

EXHIBIT A

BEGINNING at an iron on the eastern right of way line of Summit Street, the southwestern corner of Ned Christopher Wilson property as described in Deed Book 2452, Page 2850, Forsyth County Registry (being also known as Lot 114 in Tax Block 136, Forsyth County/City Tax Maps); from said beginning point thence continuing with the southern line of said Wilson property North 80 deg. 52 min. 12 sec. East 144.70 feet to an iron, said iron being the southeastern corner of said Wilson property and likewise being along a tie line South 13 deg. 45 min. 15 sec. East 15.15 feet from an existing iron; running thence South 6 deg. 45 min. East 83.59 feet to an iron; running thence South 84 deg. 14 min. 34 sec. West 146.77 feet to an iron in the eastern right of way line of said Summit Street; thence continuing with said right of way line North 5 deg. 5 min. 29 sec. West 75.07 feet to the POINT AND PLACE OF BEGINNING, all according to a survey prepared by Thomas A. Riccio, PLS, L-2815, dated March 27, 2009.

Being that same and identical property as described in Deed Book 2816, Page 1922, Forsyth County Registry.