



2009055793 00019

FORSYTH CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXTX

\$310.00

PRESENTED & RECORDED:
12-31-2009 09:38:00 AMC. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: B. CAMPBELL
DPTY

BK: RE 2927

PG: 3265-3267

83

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 310.00

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

Mail/Box to: Nikas Properties, Inc. 207 W. Third Street, W-S, NC 27101

This instrument was prepared by: BAILEY & THOMAS, P.A., 3069 Trenwest Drive, Ste 100, Winston Salem, NC 27102

Brief description for the Index: _____

THIS DEED made this 30th day of December, 20 09, by and between

GRANTOR	GRANTEE
Wilburn C. Clary, II and wife, Linda I. Clary	JNMC Properties, Inc. 207 West Third Street Winston-Salem, NC 27101

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

See Exhibit "A" Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

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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: Restrictions and easements of record, if any.

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

(Entity Name)

Wilburn C. Clary II (SEAL)
Wilburn C. Clary, II

By: _____
Title: _____

Linda I. Clary (SEAL)
Linda I. Clary

By: _____
Title: _____

_____ (SEAL)

By: _____
Title: _____

_____ (SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Wilburn C. Clary, II and wife, Linda I. Clary 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 30th day of December, 2009

My Commission Expires: 01/19/2013

JOHN W. KOMENT
Notary Public - North Carolina
Forsyth County

State of North Carolina - County of _____

My Commission Expires January 19, 2013

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, 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 _____ day of _____, 20 ____.

My Commission Expires: _____

Notary Public

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"

BEGINNING at a point at the south edge of brick wall on the north side of Third Street, 69 feet westerly from Trade Street, Renita Thompkins Segers corner; thence with her line and the brick wall near its center North 6° 55' West 98.68 feet to a cross mark in a concrete wall, Segers' corner in the old line; thence with the old line South 82° 43' 20" West 23.46 feet to a nail in the old line; running thence South 6° 47' 20" East and falling in with and running with the center of the common wall of the existing building 98.68 feet to a point in the north side of Third Street at or near the center of the common wall; thence with the north line of Third Street North 82° 43' 20" East 23.66 feet to the POINT AND PLACE OF BEGINNING; and being the eastern portion of that tract conveyed to Edwin Mendenhall et ux. by Deed recorded in Book 1018, page 933 in the Forsyth County Registry.

Together with all rights and interest in that certain Party Wall Agreement as recorded in Book 2038, Page 456, Forsyth County Registry.