



2010006384 00066

FORSYTH CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXT
\$50.00

PRESENTED & RECORDED:
02-23-2010 12:16:00 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: B. CAMPBELL
DPTY

BK: RE 2934

PG: 28-30

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$50.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6834-55-6813.00

Mail after recording to: Box 24; Future tax bills to Grantee@ 112 Whitmore Avenue
This instrument was prepared by: The Law Office of Clint Calaway Wayne, N.J. 07470

THIS DEED made this 22 day of February, 2010 by and between

GRANTOR

MORAVIAN CHURCH IN AMERICA, SOUTHERN PROVINCE
A North Carolina Non-Profit Organization
459 S. Church Street
Winston-Salem, NC 27101

GRANTEE

PONJICO, LLC
112 Whitmore Avenue
Wayne, NJ 07470

Property Address: 309 Goldfloss Street Winston-Salem, NC 27127

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 8, Block 55, as shown on the Plat of the Winston-Salem Land & Investment Company, as recorded in Plat Book 4, Page 147 (3), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2859 Page 2095, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 4, Page 147 (3), and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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:

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 its duly authorized officer(s), the day and year first above written.

MORAVIAN CHURCH IN AMERICA, A SOUTHERN PROVINCE _____ (SEAL)

By: C.T. Leinbach, III _____ (SEAL)
Title: C.T. (TED) LEINBACH, III-TREASURER

By: _____ (SEAL)
Title: _____

_____ (SEAL)

STATE OF NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____ Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

Print Notary Name: _____

STATE OF NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____ Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

Print Notary Name: _____

STATE OF NC
COUNTY OF Forsyth

I, Clinton Calaway THE UNDERSIGNED NOTARY PUBLIC
FOR THE COUNTY OF Forsyth AND STATE OF North Carolina,
CERTIFY THAT C.T. Leinbach, III, PERSONALLY CAME
BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE/SHE IS THE
Treasurer OF
Moravian Church in America, Southern Province, 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 DEEDS.

WITNESS MY HAND AND NOTARIAL SEAL, THIS THE 22 DAY OF
February, 2010.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/30/13

