



2010020444 00043

FORSYTH CO, NC FEE \$31.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED

06-02-2010 10:41:00 AM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDSBY J. C. MCCUMMINGS  
DPTV

BK: RE 2948

PG: 3174-3178

## NORTH CAROLINA GENERAL WARRANTY DEED

Mail after recording to Mundorf Box #129

STAMPS: NTC

This instrument prepared by Nancy S. Mundorf - NO TITLE SEARCH

Brief description for the index

BLOCK 2093, LOT 037 and BLOCK 3465A LOT 390BTHIS DEED made this the 25<sup>th</sup> day of May, in the year 2010, by and between

## GRANTOR

## GRANTEE

RONALD L. CALL (Unmarried)  
 ROBERT C. CALL (Unmarried)  
 ANN C. INGRAM and Husband,  
 MARK T. INGRAM  
 HEIRS OF JAMES R. CALL, Deceased  
 Mailing Address: 250 Merrifield Way  
 Winston-Salem, NC 27127

CALL PROPERTIES, LLC

Mailing Address: 250 Merrifield Way  
 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, that certain lot or parcel of land situated in \_\_\_\_\_ Township, Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBITS A &amp; B

PROPERTIES BEING CONVEYED ARE NOT THE PRIMARY RESIDENCES OF THE GRANTORS.

Grantor acquired the property hereinabove described by instrument recorded in Deed Book \_\_\_\_\_ at page \_\_\_\_\_. A map showing the above-described property is recorded in Map Book \_\_\_\_\_ at page \_\_\_\_\_.

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 stated. Title to the property hereinabove described is subject to the following exceptions:

**ANY AND ALL OF PUBLIC RECORD**

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 officers by authority of its Board of Directors, the day and year first above written.

BY: \_\_\_\_\_ (Corporate Name)  
Authorized agent

Ronald L. Call (Seal)  
Ronald L. Call (Unmarried) (Seal)

Robert C. Call (Seal)  
Robert C. Call (Unmarried) (Seal)

Ann C. Ingram (Seal)  
Ann C. Ingram (Seal)

Mark T. Ingram (Seal)  
Mark T. Ingram

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, a Notary Public, of said State and County aforesaid, do hereby certify that RONALD L. CALL (Unmarried) grantor(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s) or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a \_\_\_\_\_ or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 26<sup>th</sup> day of April in the year 2010

(seal or stamp)

NANETTE B. MCGEE  
Notary Public - North Carolina  
Guilford County

Nanette B. McGee  
Notary Public Official Signature  
Nanette B. McGee  
Notary Printed or Typed Name

My commission expires: 9/24/2010

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, a Notary Public, of said State and County aforesaid, do hereby certify that ROBERT C. CALL (Unmarried) grantor(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s) or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a \_\_\_\_\_ or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 8<sup>th</sup> day of April in the year 2010

(seal or stamp)

NANETTE B. MCGEE  
Notary Public - North Carolina  
Guilford County

Nanette B. McGee  
Notary Public Official Signature  
Nanette B. McGee  
Notary Printed or Typed Name

My commission expires: 9/24/2010

(Notarizations cont'd on next page)

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, a Notary Public, of said State and Guilford County, do hereby certify that ANN C. INGRAM and Husband, MARK T. INGRAM, personally appeared before me this day, and I have personal knowledge of the identity of them or I have seen satisfactory evidence of their identity, by current state or federal identification with their photograph in the form of a \_\_\_\_\_, or a credible witness has sworn to the identity of them, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this the 28<sup>th</sup> day of May, 2010.

NANETTE B. McGEE  
Notary Public - North Carolina  
Guilford County

Nanette B. McGee  
Notary Public Official Signature

Nanette B. McGee  
Notary Printed or Typed Name

My Commission Expires: 9/24/2010

## EXHIBIT A

CALL PROPERTIES, LLC

4690 Indiana Avenue, Winston-Salem, NC 27106

BEING known and designated as Lot(s) 37 and 38 on the map of Lincoln Park, plat of which is recorded in Plat Book 4, at Page 79 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description of said lots.

## LESS &amp; EXCEPT:

BEGINNING at a point, the northeast corner of Lot 39, Tax Block 2093 and the southerly right of way line of Indiana Avenue; thence along said right of way line the following two calls: South 88 deg 58 min 10 sec East 50.20 feet to a point; South 82 deg 41 min 02 sec East, 50.20 feet to a point, the northwesterly corner of Lot 38, Tax Block 2093; thence with the westerly line of said lot South 09 deg 52 min 34 sec West, 12.38 feet to an iron stake, a new corner; thence crossing the Grantor along the following two lines, which form the new southerly right of way line of Indiana Avenue, running 30 feet south of and parallel to the survey centerline thereof (Project 89006); along a curve to the left, chord bearing and distance of North 86 deg 53 min 04 sec West, 68.92 feet (with an arc distance of 69.01 feet and radius of 380.00 feet) to a point; South 87 deg 54 min 48 sec West 28.57 feet to an iron stake in the easterly line of aforesaid Lot 39, Tax Block 2093, a new corner; thence along said line North 01 deg 42 min 15 sec West, crossing an iron stake on line a total distance of 16.78 feet to the BEGINNING. Containing 1481.09 square feet.

PIN: 2093-37

PARCEL #: 6827-57-3884

EXHIBIT B

CALL PROPERTIES, LLC

390 Vista Circle, Unit B, Winston-Salem, NC 27106

**BEING KNOWN AND DESIGNATED** as Building No. 390, Unit No. 390B of Vista Court Condominium, Phase Seven, as shown on the Plans of Vista Court Condominium Phase Seven, recorded in Condominium Book 3 at Page 167, in the Forsyth County, North Carolina Registry.

**TOGETHER WITH** an undivided 4.167 percentage interest as to each of said units in and to the "Common Areas and Facilities", as referred to in the Declaration of Condominium, appurtenant to each of the aforesaid units, said "Common Areas and Facilities" being more particularly described in the Declaration of Condominium and the Plans of Vista Court Condominium, Phase Seven, recorded in Condominium Book 3 at Page 167, in the Forsyth County, North Carolina Registry.

**TOGETHER WITH** all rights and easements appurtenant to said Unit as specifically enumerated in said Declaration of Condominium, The Articles of Incorporation and By-Laws of Vista Court Association, Inc., and the By-Laws of Vista Court, Phase Seven Association, recorded simultaneously with said Declaration of Condominium and subject to regular and special assessments, limitations and restrictions contained in said Declaration of Condominium and said Articles of Incorporation and respective By-Laws. Included in said restrictions is a prohibition of use of the Unit for non-residential purposes.