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FORSYTH CO, NC FEE \$46.00

GOVERNMENT

PRESENTED & RECORDED:  
08-27-2010 09:23:21 AM  
C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: TIMOTHY R WILLIAMS  
ASST

BK: RE 2961  
PG: 130-139

Prepared by: Charles C. Green, Jr., Assistant City Attorney

Return to: Blanco Box #52 (CWS)

NORTH CAROLINA )  
) GENERAL WARRANTY DEED  
FORSYTH COUNTY )

THIS GENERAL WARRANTY DEED made this 26<sup>th</sup> day of August, 2010 by and between PARTNERS FOR HOMEOWNERSHIP, INC. [formerly known as the Housing Partnership of Winston-Salem/Forsyth County, Inc.], hereinafter the "Grantor," and the CITY OF WINSTON-SALEM, hereinafter, the "Grantee";

WITNESSETH:

WHEREAS, Partners for Homeownership, Inc. is the owner of the following parcels of land: (1) Esquire Place [Tax Lot 301B of Block 3462; Deed Book 2290, Page 2963], more particularly described in Exhibit A attached hereto and made a part hereof; (2) 503 East 14<sup>th</sup> Street [Tax Lot 018 of Block 6446; Deed Book 2705, Page 2299], more particularly described in Exhibit B attached hereto and made a part hereof; (3) Sunbridge II [Deed Book 2041, Page 1552], more particularly described in Exhibit C attached hereto and made a part hereof; and (4) Ridgewood Place [Deed Book 2154, page 628 and Deed Book 2274, Page 1331 (Lot 6)], more particularly described in Exhibit D attached hereto and made a part hereof; and

WHEREAS, the foregoing parcels are each encumbered by a first lien deed of trust, the beneficiary of each being the City of Winston-Salem, which deeds of trust are recorded in the Forsyth County Registry as follows: Parcel 1, Deed Book 2290, page 2976; Parcel 2, Deed Book 2801, Page 1270, as corrected by Deed Book 2805, Page 3761; Parcel 3, Deed Book 2100, Page 3397; and Parcel 4, Deed Book 2154, Page 637, as modified by Deed Book 2274, Page 1333(collectively, the "Deeds of Trust"); and

WHEREAS, the Grantor has offered to convey Parcels 1, 2, 3, and 4 to the Grantee in lieu of foreclosure and in full satisfaction of the debt evidenced by the Deeds of Trust;

NOW, THEREFORE, for and in consideration of the premises, the sufficiency of which is hereby acknowledged, the Grantor hath given, granted, bargained and sold, and by these presents doth give, grant, bargain sell, and convey and confirm unto Grantee and its successors and assigns, premises in Winston Township, Forsyth County, North Carolina, described as follows:

SEE EXHIBITS A, B, C, & D ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land and all privileges and appurtenances thereunto belonging to the Grantee and its successors and assigns in fee simple forever.

And the Grantor does hereby covenant 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except any and all easements, restrictions and conditions of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed by its duly authorized officer, the day and year first above written.

PARTNERS FOR HOMEOWNERSHIP, INC.  
[formerly known as Housing Partnership of  
Winston-Salem/Forsyth County, Inc.]

By: [Signature]  
Name: ERIC N. HOYLE  
Title: CHAIRMAN



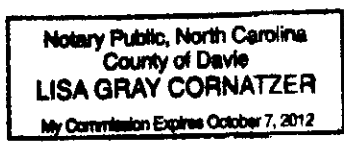
STATE OF North Carolina)

COUNTY OF Forsyth)

I, Lisa Gray Cornatzer, a notary public of <sup>Davie</sup> ~~the~~ County and State aforesaid, certify that Eric N. Hoyle, personally came before me this day and acknowledged that (s)he is the Chairman of Partners for Homeownership, Inc., a North Carolina non-profit corporation, and that he/she, as Chairman, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and notarial seal, this the 26<sup>th</sup> day of August, A.D., 2010.

[Signature]  
Notary Public



My commission expires: 10-7-2012

**EXHIBIT A**

**BEGINNING** at an iron stake at the southwest corner of lot 90, Georgetown, Section 2, recorded in Plat Book 23, Page 172, Forsyth County Public Registry; said point also being situate North 70° 29' West 170 feet from the point where the southeast corner of Lot 90 of said subdivision intersects the west line of the right-of-way of Hartford Street; running thence from said beginning point, North 70° 29' West 13.21 feet to an iron stake; thence along the north line of Lot No. 116, Tax Block 3462, North 85° 27' West 600.37 feet to an iron stake; thence North 06° 05' East 29.70 feet to an iron stake; thence along the north line of Lot 8, Tax Block 3462, North 83° 26' West 691.67 feet to an iron stake at the northeast corner of Lot 7, Tax Block 3462; thence North 83° 27' West 295.30 feet to an iron stake in the south line of Lot 2, Esquire Park, Section 1, Block E, Plat Book 20, Page 92, Forsyth County Public Registry; thence with the south line of Lots 2 and 3 of said Block and Section of Plat Book 20, Page 92, North 68° 25' East 148.28 feet to an iron stake at the southeast corner of Lot 3 and the southwest corner of Lot 4 of said subdivision; thence North 68° 22' East 100.01 feet to the southeast corner of Lot 4 and the southwest corner of Lot 5 of said subdivision; thence North 68° 43' East 100.57 feet to the southeast corner of Lot 5 and southwest corner of Lot 6 of said subdivision; thence North 68° 13' East 99.60 feet to the southeast corner of Lot 6 and the southwest corner of Lot 7 of said subdivision; thence North 68° 06' East 100.06 feet to the southeast corner of Lot 7 and the southwest corner of Lot 8 of said subdivision; thence North 68° 43' East 100.06 feet to the southeast corner of Lot 8, and southwest corner of Lot 9 of said subdivision; thence North 68° 23' East 199.95 feet to an iron stake, the southeast corner of Lot 10 and southwest corner of Lot 11 of said subdivision; thence North 68° 26' East 200.15 feet to an iron stake at the southeast corner of Lot 12 and southwest corner of Lot 13 of said subdivision; thence North 74° 26' East 30 feet to an iron stake in the south line of Lot 13 of said subdivision; thence North 33° 31' East 110.08 feet to an iron stake at the southeast corner of Lot 13 and southwest corner of Lot 14 of said subdivision; thence North 75° 01' East 141.74 feet to an iron stake, the southeast corner of Lot 14 of said subdivision in the west line of Squire Road; thence crossing Squire Road, North 43° 48' East 81.46 feet to an iron stake in the east line of Squire Road at the southwest corner of Lot 1, Block D, Section 1, Esquire Park, Plat Book 20, Page 92, thence North 82° 15' East 135.92 feet to an iron stake in the south line of said Lot 1; thence North 79° 16' East 44.05 feet to an iron stake at the southeast corner of said Lot 1 and the southeast corner of Lot 78, Section 2, Georgetown, Plat Book 23, Page 172; thence along the west line of Lot 80 and Lot 81 of said Section 2 of Georgetown, South 04° 10' East 153.72 feet to an iron stake at the southwest corner of Lot 81 and the northwest corner of Lot 82 of said subdivision; thence South 00° 36' West 122.41 feet to an iron stake in the west line of Lot 83 of said subdivision; thence South 16° 59' East 46.98 feet to an iron stake in the southwest corner of Lot 83 and northwest corner of Lot 84 of said subdivision; thence along the west line of Lots 84, 85, 86, 87, 88 and 89 of said Section 2 of Georgetown, South 17° 06' East 458.26 feet to an iron stake in the west line of Lot 89 of said subdivision; thence along the west line of Lot 89 and Lot 90 of said subdivision, South 07° 45' West 43.93 feet to the point and place of **BEGINNING**, containing 13.964 acres, more or less, in accordance with a plat of survey by Kenneth E. Rosenbaum, dated February 9, 1973.

EXHIBIT A, cont.

Said tract also being known and designated as Lot 301 in Tax Block 3462 in the Office of the Tax Supervisor of Forsyth County, North Carolina.

The property was conveyed to Ramey Development Corporation by Ismail Salem-Naraghi by Deed in Deed Book 2142, Page 4040. It had previously been conveyed to Ismail Salem-Naraghi by MC-North Carolina, Inc. by Deed in Deed Book 1330, Page 334. The above described property was conveyed to Monumental Properties of North Carolina, Inc. (predecessor company of MC-North Carolina, Inc.) by Country Club Loggia, Inc. by Deed dated February 12, 1973 and filed for record on February 13, 1973 in Deed Book 1041, Page 1156, in the Office of the Register of Deeds of Forsyth County, North Carolina. See also Book 1301 at Page 101 of the Forsyth County Registry.

Together with all right, title and interest in two(2) certain fifteen (15) foot wide perpetual right-of-way easements into, upon, over and through a certain tract or parcel of land in Old Town Township, Forsyth County, North Carolina, being known as Lot No. 90, shown on the Map of Georgetown, Section Two, recorded in Plat Book 23 at Page 172 in the Office of the Register of Deeds of Forsyth County, North Carolina, and being more particularly described in a Right-of-way Agreement and Conveyance by and between Country Club Loggia, Inc. and Monumental Properties of North Carolina, Inc. dated February 12, 1973 and filed for record on February 13, 1973 in Deed Book 1041, at Page 1159 in the office of The Register of Deeds of Forsyth County, North Carolina.

The easternmost 6.756 acres of this tract has been platted into an 18 lot subdivision known as Esquire Place, Section 1, as recorded in Plat Book 44, Pages 149 and 150, to which reference is made for a more particular description of lots 1 thru 16, 41, and 42.

The above described property is conveyed subject to zoning regulations, restrictive covenants and easements of record, if any.

EXHIBIT B

**Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:**

**Being all of lot no. 18 as the same is platted and planned on that plat entitled, "Liberty/Patterson North Redevelopment Area- Phase 2," dated April 8, 2003 and revised April 14, 2003 and recorded in Plat Book 45, page 150, Forsyth County Registry.**

**Also commonly referred to as Tax Lot 18 of Block 6446, tax maps of Forsyth Count as presently constituted.**

EXHIBIT "C"

Winston Township, Forsyth County North Carolina:

BEGINNING at an axle in the East line of Lot No. 26 as shown on the map of Lockland Terrace, Section 2, as recorded in Plat Book 17, at Page 123, Forsyth County Registry, said axle being the Northwest corner of Lot No. 12 as shown on the plat of Parkway Terrace as recorded in Plat Book 20, at Page 91, Forsyth County Registry; running thence with the Eastern lines of Lots 26, 27 and 42 as shown on the aforementioned map of Lockland Terrace, Section 2, North 00° 19' 27" East 472.60 feet to an iron, said iron being the Southeast corner of Lot No. 11 as shown on the plat of Platan Hills, Section 4, Block "F", as recorded in Plat Book 24, at Page 141, Forsyth County Registry; thence with the East lines of Lots 11, 10, 9, 8, 7, 6 and 5 as shown on the plat of Platan Hills, Section 4, Block "F", North 00° 15' 00" East 442.57 feet to an iron, said iron being the Southwest corner of Lot No. 1 as shown on the aforementioned plat of Platan Hills, Section 4, Block "F"; thence South 89° 42' 18" East 498.31 feet to an iron in the Southern line of the Ernest W. Miller property as described in Deed recorded in Book 1139, at Page 1413, Forsyth County Registry, said iron being the Northwest corner of property conveyed to the City of Winston-Salem by Deed recorded in Deed Book 368, at Page 158, Forsyth County Registry; running thence with the West line of said City of Winston-Salem property, South 06° 32' 42" West 220.82 feet to an iron, the Southwest corner of the City of Winston-Salem property; thence with the South and East lines of the City of Winston-Salem property, the five (5) following courses and distances: (1) South 89° 40' 35" East 29.15 feet to an iron; (2) North 31° 28' 25" East 116.15 feet to an iron; (3) North 1° 45' 35" West 39.00 feet to an iron; (4) North 21° 55' 35" West 38.00 feet to an iron; and (5) North 00° 28' 35" West 46.00 feet to an iron, said iron being the Southwest corner of the Ernest W. Miller property as described in Deed recorded in Book 1139, at Page 757, Forsyth County Registry; thence with the South line of the Ernest W. Miller property, South 89° 42' 18" East 30.17 feet to an iron, said iron being the Northwest corner of the Shough Investment Co. property as described in Deed recorded in Book 1426, at Page 441, Forsyth County Registry; thence with the Shough Investment Co. property, South 03° 37' 41" West 155.77 feet to a point, said point being the Northwest corner of the Nancy P. Owens property as described in Deed recorded in Book 1304, at Page 1320, Forsyth County Registry; thence with the West lines of the Nancy P. Owens property and the Edward P. Owens property (see Deed recorded in Book 1304, at Page 1316, Forsyth County Registry), South 05° 49' 05" West 333.76 feet to a point in the western line of the Edward P. Owens' property; thence continuing with the western line of said Edward P. Owens property and the western line of the Red Lobster Inns of America, Inc. as described in Deed recorded in Book 1034, at Page 720, Forsyth County Registry, South 00° 04' 55" West 344.36 feet to a point, said point being the Northwest corner of the Quincys Realty, Inc. as described in Deed recorded in Book 1682, at Page 4227, Forsyth County Registry; thence with the West line of Quincys Realty, Inc., South 05° 38' 57" West 83.32 feet to a point, said point being the Northeast corner of the property of New Life Assembly of God Church (see Deed recorded in Book 1715, at Page 3701, Forsyth County Registry); thence with the New Life Assembly of God Church's North line, the North lines of Lots 12 and 13 as shown on the plat of Parkway Terrace as recorded in Plat Book 20, at Page 91, Forsyth County Registry, and the terminus of Waybridge Lane, North 89° 43' 10" West 529.55 feet to the point and place of BEGINNING.

Being a part of the property conveyed to J. Frank Sink and wife, Bertha Sink, by Deed dated July 26, 1940 recorded in Deed Book 478, at Page 131, Forsyth County Registry.

## Parcel One:

## EXHIBIT D

Beginning at a stone, Southeast corner of the property of Oaklawn Memorial Gardens Cemetery, said point being the Southwest corner of Mine Park Subdivision as recorded in Plat Book 12, page 22, Forsyth County Registry and running thence South  $88^{\circ} 55' 40''$  East 206.91 feet to a point located in the West right of way line of Plaza Ridge Circle (Mine Drive extended) the six following courses and distances:

- (1) South  $06^{\circ} 22'$  East on a curve to the left a chord distance of 67.41 feet
- (2) South  $11^{\circ} 50' 20''$  East on a curve to the left a chord distance of 43.17 feet
- (3) South  $16^{\circ} 14' 20''$  West on a curve to the left a chord distance of 44.11 feet;
- (4) South  $19^{\circ} 41' 20''$  East on a curve to the left a chord distance of 46.19 feet
- (5) South  $08^{\circ} 53'$  West on a curve to the right a chord distance of 38.26 feet; and
- (6) South  $25^{\circ} 28' 40''$  East on a curve to the left 89.09 feet to a point; running thence North  $88^{\circ} 24' 40''$  West 779.28 feet to a point; running thence North  $88^{\circ} 26'$  West 137.62 feet to an iron stake; running thence North  $02^{\circ} 59' 40''$  East 317.19 feet to an iron stake; running thence South  $07^{\circ} 54'$  East 478.20 feet to a stone; and running thence South  $07^{\circ} 31'$  East 478.20 feet to the place of Beginning - containing 6.17 acres.

See Deed Book 1471 at page 326. Aforesaid parcel is known as Lot No. 1, Tax Block 2646 and Lot 27 of Tax Block 2631.

## Parcel Two:

Beginning at a point located in the North right of way line of the I-40 Bypass, Southwest corner of the property of Ralph Cannon (Deed Book 1444, page 1372) and running thence with the North right of way line of I-40 Bypass, South  $85^{\circ} 54'$  West 478.60 feet to an iron stake; running thence North  $02^{\circ} 32' 30''$  East 117.82 feet to an iron stake; running thence North  $01^{\circ} 47'$  East (with the East line of Stinson Estate as recorded in Plat Book 10, page 111) 198.13 feet to an iron stake; running thence North  $02^{\circ} 24' 20''$  East 241.70 feet to an iron stake located in the center of a Duke Power Transmission line easement; running thence North  $02^{\circ} 31'$  East 252.08 feet to a stone; thence running South  $80^{\circ} 24' 40''$  East 794.85 feet to a point located in the West right of way line of Plaza Ridge Circle; running thence with the West right of way line of Plaza Ridge Circle South  $08^{\circ} 01' 20''$  East on a curve to the right a chord distance of 151.95 feet to a point, Northeast corner of the property of Dwight V. Lamplay; running thence South  $87^{\circ} 16' 48''$  West (Lamplay's North line and with the North line of aforesaid Duke Power Transmission Easement) 313.93 feet to a point; running thence with Lamplay's West property line South  $0^{\circ} 13' 20''$  East 360.02 feet to a point; and running thence  $87^{\circ} 20' 40''$  West 60.0 feet to a point; and running thence South  $0^{\circ} 15' 20''$  East 224.0 feet to the place of Beginning. Containing 10.15 acres.

See Deed Book 1519, page 2074. Aforesaid parcel is known as Lots 3C and 4L, of Tax Block 2646, Forsyth County Tax Maps.

## Parcel Three:

All that parcel of land lying in Broadhay Township, County of Forsyth and State of North Carolina containing 12.59 acres, more or less, as shown on a survey dated May, 1990 by Michael E. Gislinski, Registered Land Surveyor described as follows:

Beginning at an iron stake located in the center of the Duke Power Company Transmission line the Northeast corner of Tract No. 24 on the map of the "Stinson Estate," a map of which is recorded in the Office of the Register of Deeds of Forsyth County, NC in Plat Book 10, page 111; thence with the center of said transmission right of way and the North line of Tracts Nos. 24 and 25 of said "Stinson Estate" South  $89^{\circ} 13' 40''$  West 868.23 feet to an iron stake; thence North  $07^{\circ} 11' 20''$  West 30 6.75 feet to a stone, Southeast corner of H. J. Bides, Jr. et al (Deed Book 1663, page 2243); thence North  $07^{\circ} 09' 20''$  West 359.35 feet to a stake, corner of Oaklawn Memorial Gardens Cemetery; thence South  $88^{\circ} 11' 40''$  East 842.06 feet to an iron stake; thence South  $02^{\circ} 59' 40''$  West 317.19 feet to an iron stake; thence South  $88^{\circ} 26'$  East 137.62 feet to an iron stake; thence South  $88^{\circ} 24' 40''$  East 787.82 feet to an iron stake located in the West right of way line of Mine Drive (Plaza Ridge Circle); running thence with the West right of way line of aforesaid roadway South  $16^{\circ} 05' 20''$  East 20.98 feet to an iron stake; running thence North  $88^{\circ} 24' 40''$  West 794.85 feet to a stake; and running thence South  $02^{\circ} 31'$  West 252.08 feet to the place of Beginning.

See Deed Book 935, page 426  
Tax Block 2631, Lot 26 and Tax Block 2631, Lot 104

EXHIBIT D, cont.

Parcel Four:

(a)  
All that certain parcel or tract of land lying and being located in the Township of Broadbay, County of Forsyth and State of North Carolina, and being more particularly described as follows:

Beginning at a stone located at Elwood Smith's corner and running thence South 87° 7.43 chains to a stone; running thence North 81° East 3.30 chains to a stake near a Spanish Oak; running thence North 5° West 6.72 chains to a stone in L. L. Smith's line; running thence West 9.63 chains to a stone; a new corner; running thence South 3.5° West 7 chains to a stone, the point and place of Beginning. Containing 7.05 acres, more or less, and being known as Lot 7B of Block 2627 as shown on the Tax Maps of Forsyth County, NC

Save and Except therefrom that certain parcel of land conveyed to the NC Department of Transportation by deed recorded in Book 1638, page 209, Forsyth County Registry.

Save and Except therefrom that parcel of land conveyed to Gerald G. Fletcher et ux by deed recorded in Book 1721, page 1406, Forsyth County Registry.

See Deed Book 1694, page 3170.  
Tax Block 2627, Lots 6B, 7D

RECORDER'S MEMO  
Record of Poor Quality Due  
to Condition of Original

Parcel Five:

Beginning at an iron stake, formerly J. V. Stewart's corner, now or formerly a common corner with Roland J. Connor and L. P. Shepherd, Sr. and running thence South 86° 13' 02" East 286.61 feet to a point; thence North 19° 32' 03" East 168.11 feet to a new iron stake, a point; thence North 03° 42' 20" East 171.27 feet to a new iron stake; thence South 82° 33' 34" East 97.07 feet to a new iron stake; thence South 06° 49' 50" East 742.50 feet to a stone, now or formerly a common corner with Salmon and Oaklawn Memorial Gardens, Inc.; thence running along the now or formerly Salmon western line South 05° 03' 08" East 359.41 feet to a stone; thence South 89° 44' 18" West 620.08 feet to a new iron stake; thence North 03° 40' 30" East 26.41 feet to an iron stake; thence North 03° 50' 40" East 411.82 feet to the place of Beginning; and being Lots 5 and 6, Tax Block 2627, Broadbay Township, Forsyth County Tax Map as shown on map of the Mary K. Wovvil Estate dated 10/15/88 by Bascom Engineering, Inc., R. L. S... For further reference see deeds recorded in Book 1190, page 420 and Book 238, page 163, Forsyth County Registry - containing 11.04 acres, more or less.

Save and Except therefrom that parcel of land conveyed to Gerald G. Fletcher et ux by deed recorded in Book 1721, page 1406, Forsyth County Registry.

Save and Except therefrom that parcel of land described as follows:

Beginning at a stone, Southwest corner of Oaklawn Memorial Gardens Cemetery, Tax Block 2628, Lot 60 (Deed Book 657, page 180...), and running thence with the West line of Oaklawn Memorial Gardens North 06° 49' 50" West 742.50 feet to an iron stake; running thence North 02° 33' 34" West 97.07 feet to an iron stake located in the East line of Lot No. 13 as shown on the Plat of Broadbay Heights as recorded in Plat Book 25, page 123; running thence South 03° 42' 20" West 143.69 feet to a point located in the center of a 20 foot wide sewer outfall easement; running thence with the center of a 20 foot wide sanitary sewer outfall easement the four following courses and distances:  
(1) South 25° 31' 40" East 22.82 feet to a manhole; (2) South 6° 19' 20" West 226.59 feet to a manhole; (3) South 13° 32' 20" East 185.64 feet to a manhole; and (4) South 21° 33' 40" West 12 feet, more or less to a point; and running thence South 80° 55' 40" East 100 feet, more or less to the place of Beginning.

See Deed Book 1694, page 1933  
Tax Block 2627, Lots 5B, 6B and 7D



## EXHIBIT D, cont.

## Parcel Six:

Beginning at a stone, said stone being the Southwest corner of Lot 52, Pine Park, as described in Plat Book 12, page 22 of the Forsyth County Registry, said stone further lying North  $38^{\circ} 17'$  West 5,336.77 feet from North Carolina Caudillo Survey Monument "Hina" (N- 756,742.673M; E - 505,129.863M) and running thence North  $87^{\circ} 51'$  West 478.70 feet to an existing stone; thence running North  $87^{\circ} 54'$  West 138.28 feet to an existing iron; thence running North  $88^{\circ} 11' 40''$  West 847.06 feet to an existing stone; thence running North  $8^{\circ} 56'$  West 588.90 feet to an iron placed; thence running South  $85^{\circ} 58' 40''$  East 1,567.72 feet to an iron placed; thence running South  $1^{\circ} 18' 20''$  West 39.01 feet to an existing iron; thence running South  $1^{\circ} 10'$  West 482.78 feet to an existing stone, the point and place of Beginning.

The above being the Southernmost portion of the property conveyed to grantor by deed recorded in Deed Book 657, page 180 of the Forsyth County Registry. Said tract contains approximately 19.001 acres.

The above being also all of that property as shown on map prepared July 6, 1992 by Michael E. Glinski, Land Surveyor, of the property of Oaklawn Memorial Gardens, Inc.

RECORDER'S MEMO  
Record of Poor Quality Due  
to Condition of Original

## Parcel Seven:

Beginning at a stone, Southwest corner of Oaklawn Memorial Gardens Cemetery, Tax Block 2628, Lot 60 (Deed Book 657, page 180); and running thence with the West line of Oaklawn Memorial Gardens North  $86^{\circ} 49' 58''$  West 747.50 feet to an iron stake; running thence North  $82^{\circ} 33' 34''$  West 97.07 feet to an iron stake located in the East line of Lot No. 13 as shown on the plat of Brandy Heights as recorded in Plat Book 25, page 173; running thence South  $83^{\circ} 42' 20''$  West 143.69 feet to a point located in the center of a 20 foot wide sewer outfall opening; running thence with the center of a 20 foot wide sewer outfall opening; running following courses and distances:  
(1) South  $23^{\circ} 51' 40''$  East 722.82 feet to a manhole; (2) South  $6^{\circ} 19' 70''$  West 226.59 feet to a manhole; (3) South  $13^{\circ} 32' 70''$  East 185.64 feet to a manhole; and (4) South  $21^{\circ} 33' 40''$  West 12 feet, more or less, to a point; and running thence South  $88^{\circ} 55' 40''$  East 100 feet, more or less, to the place of Beginning. See Deed Book 1694, page 1933.

Save and except from the above seven parcels the following two tracts which have either been platted of record as of this date or which are to be platted of record when an adjoining tract is obtained by the Grantor above:

- A. All of those lots and that property which is now known as Ridgewood Place Section 1, Phase 1, as shown on the plat of said Ridgewood Place as recorded in Plat Book 43, Pages 49 and 50, Forsyth County Registry, reference being thereto for a boundary description of said tract which is not a part of the transfer between Salem Landing Associates, LLC and the Housing Partnership of Winston-Salem/Forsyth County, Inc. as it pertains to undeveloped/unplatted lots in the 7 parcels hereinabove;
- B. All of that unplatted property owned by the Grantor herein which is adjoining and to the east of lot 119 of Ridgewood Place, Section 1, Phase 1 (Plat Book 43, Pages 49 and 50) and which is to the south of Ridgewood Place Drive as shown on said plat in Plat Book 43, Pages 49 and 50, and which WILL be platted in the future as lots 120, 121, 122, and 123 of Ridgewood Place, but which is not now platted, and which tract is described as follows:

BEGINNING at a point in the southern right-of-way line of Ridgewood Place Drive as shown on a plat of Ridgewood Place, Section 1, Phase 1, as recorded in Plat Book 43, Pages 49 and 50, Forsyth County Registry, said beginning point also being the northeast corner of lot 119 of Ridgewood Place, Section 1, Phase 1; running thence from said beginning point with the eastern line

## EXHIBIT D, cont.

of lot 119 of Ridgewood Place South 01 41' 39" East 140.65 feet to a point; running thence North 87 16' 40" East 316.45 feet to a point in the western right-of-way line of Plaza Ridge Circle; running thence with the western right-of-way line of Plaza Ridge Circle North 08 01' 20" West 93.51 feet to a point where the southern right-of-way line of Ridgewood Place Drive and the western right-of-way line of Plaza Ridge Circle intersect; running thence with the southern right-of-way line of Ridgewood Place Drive South 79 28' 06" West 15.37 feet to a point; running thence South 85 21' 35" West a chord distance of 56.45 feet (an arc distance of 56.55', R=275') to a point; running thence North 83 29' 27" West a chord distance of 50.40 feet (an arc distance of 50.47', R=275') to a point; running thence North 78 13' 58" West 100.88 feet to a point; running thence North 80 49' 21" West a chord distance of 88.11' (an arc distance of 88.14', R=275') to a point in the northeastern corner of lot 119 of Ridgewood Place, Section 1, Phase 1, as recorded in Plat Book 43, Pages 49 and 50, Forsyth County Registry, the point and place of BEGINNING; same contains .77 acres and is an easternmost unplatted tract of Grantor's property as described in Deed Book 2072, Page 684;

Parcel 8

BEING KNOWN AND DESIGNATED as Lots 1, 2, 4, 5, 108, & 117 of Ridgewood Place, Section 1, Phase 1, as recorded in Plat Book 43, Pages 49 & 50, Forsyth County Registry, reference being thereto for a more particular description.

Subject to all easements of record and restrictive covenants recorded in Book 2154, Page 620 of the Forsyth County Registry which are incorporated herein by reference as if set out verbatim herein.

EXHIBIT D, cont.

Parcel 9

All of that tract or parcel of land lying and being in Winston-Salem, Forsyth County, North Carolina and being more particularly described as follows:

**BEING KNOWN AND DESIGNATED** as Lot 6 on a plat entitled **RIDGEWOOD PLACE, Revised Lot 6, and the Recombination of Tax Lots 1 and 104**, as recorded in Plat Book 44, at Page 81, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which is hereby made for a more particular description.

Together with all rights and easements appurtenant to said lot as specifically enumerated in the Declaration of Covenants, Conditions, and Restrictions issued by the Housing Partnership of Winston-Salem / Forsyth County, Inc., and recorded in Deed Book 2154, at Page 620, in the Office of the Register of Deeds of Forsyth County, North Carolina; and membership in Ridgewood Subdivision Homeowners Association, Inc.; and

Subject to the regular monthly assessments and special assessments, limitations, and rules reserved in said Declaration of Covenants, Conditions and Restrictions. The Declaration of Covenants, Conditions, and Restrictions is incorporated herein by reference.