



2011000681 00190

FORSYTH CO, NC FEE \$25.00
 STATE OF NC REAL ESTATE EXT
\$90.00

PRESENTED & RECORDED
 01-05-2011 03:31:44 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: E. NAVARRO
 DPTY

BK: RE 2983
PG: 4230-4232

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$90.00RS

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

Mail/Box to: Peebles Law Firm, P.C., 102 South Cherry Street, Winston-Salem, NC 27101 Grantee 4720 010This instrument was prepared by: David H. Caffey Box 69 Rural Hill Rd.Brief description for the Index: Winston-Salem NC 27105THIS DEED made this 6th day of January, 2011, by and between

GRANTOR	GRANTEE
HAMILTON INVESTMENT GROUP, INC	NORTH CAROLINA COMMUNITY UPLIFT, INC. OGBURN & TISE AVE (3 LOTS) WINSTON-SALEM, NC <u>Not primary residence</u>

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, Winston Township, FORSYTH County, North Carolina and more particularly described as follows:
 SEE ATTACHED DESCRIPTIONS

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 _____.

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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:

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

HAMILTON INVESTMENT GROUP, INC

(SEAL)

(Entity Name)

By:

Title:

(SEAL)

By:

Title:

(SEAL)

By:

Title:

(SEAL)

State of North Carolina - County of

I, the undersigned Notary Public of the County and State aforesaid, certify that

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 ____ day of _____, 20__.

My Commission Expires:

Notary Public

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that Zia Bhutti personally came before me this day and acknowledged that he is the President of HAMILTON INVESTMENT GROUP, INC, a ~~North Carolina or Wyoming~~ 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 5th day of January, 2011.

My Commission Expires:

Commission Expires:
May 8, 2013

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.

Register of Deeds for _____ County

By:

Deputy/Assistant - Register of Deeds

EXHIBIT "A"**TRACT 1: 3630 Ogburn Avenue, Winston-Salem, NC****Tax Block 986, Lot 105**

BEING KNOWN AND DESIGNATED as the eastern $\frac{1}{2}$ of lots 20 & 21, Block 986, as shown on the Map of Bronton, recorded in Plat Book 10, Page 44, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description.

TRACT 2: 4223 TISE AVENUE, WINSTON-SALEM, NC**TAX BLOCK 1517, LOT 294**

BEING KNOWN AND DESIGNATED as Lot No. 294 on the Plat of Ogburn Realty Company Property known as "Montview" recorded in Plat Book 1, Page 106, Register of Deeds of Forsyth County, North Carolina, and for a more particular description reference is hereby made to said plat.

TRACT 3: 3712 OGBURN AVENUE, WINSTON-SALEM, NC**TAX BLOCK 984, LOTS 015, 016, 111 AND 112**

BEGINNING at an iron stake located North 04 degrees, 24 minutes West 100 feet from the northwest corner of the intersection of Ogburn Avenue and Virginia Avenue; said iron stake also being located at the northeast corner of Lot No. 17 of Block 984 as shown on the Map of Bronton Subdivision as recorded in Plat Book 10, Page 44, of Forsyth County Registry; running thence North 89 degrees 41 minutes West 200.0 feet to an iron stake; thence North 04 degrees 24 minutes West 100.00 feet to an iron stake; thence South 89 degrees 41 minutes East 200.00 feet to an iron stake on the West margin of Ogburn Avenue; running thence southwardly along the West margin of Ogburn Avenue 100.00 feet to the point of Beginning. Being known and designated as all of Lots 15 and 16 and the rear 50 feet of Lots 19 and 24 as shown on the Map of Bronton Subdivision, Block 984, as recorded in Plat Book 10, Page 44 in the Forsyth County Registry. Also being known and designated as Lots No. 15, 16, 111, and 112 of Block 984 as shown on the Forsyth County Tax Map.