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FORSYTH CO, NC FEE \$25.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-21-2011 08:51:14 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DFT

BK: RE 2990

PG: 2319-2321

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$NTC

Box 153

Parcel Identifier No.: 6827-57-3843.00 (Block 2093, Lot 037)

Return after recording to: Tornow & Kangur, LLP, 1340 Westgate Center Drive, Winston-Salem, NC 27103

Mail tax bills to Grantee: 250 Merrifield Way Winston-Salem, NC 27127

This instrument was prepared by: Tornow & Kangur, LLP NO TITLE SEARCH REQUESTED OR PERFORMED

Brief description for the Index: Lots 37 & 38 Lincoln Park

THIS DEED made this 15th day of February, 2011, by and between,

GRANTOR	GRANTEE
CALL PROPERTIES, LLC A North Carolina Limited Liability Corporation Mailing Address: 250 Merrifield Way Winston-Salem, NC 27127	RONALD L. CALL, unmarried ROBERT C. CALL, unmarried ANN C. INGRAM, married (MEMBER/MANAGERS) 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, 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 EXHIBIT A ATTCHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The purpose of this conveyance is to wrap up the affairs of the above Grantor Corporation as the same is being dissolved.

Property Address: 4690 Indiana Ave. Winston-Salem, NC 27106

See Estate of JAMES R. CALL 09E1800

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [], does not [X] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2709, Page 1394, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 48, Page 56.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

CALL PROPERTIES, LLC

By:

Ann C. Ingram, Member/Manager

Title: Member/Manager

North Carolina State)
Forsyth County)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated : Ann C. Ingram, Member/Manager, of Call Properties, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date:

2-15-11

Patricia F. Kirkman
Patricia F. Kirkman

, Notary Public

My Commission Expires:

4-29-14

PATRICIA F. KIRKMAN
 Notary Public - North Carolina
 Forsyth County

PATRICIA F. KIRKMAN
 Notary Public - North Carolina
 Forsyth County

EXHIBIT A**LEGAL DESCRIPTION**

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 & 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 36, Tax Block 2093; thence with the westerly line of said lot South 09 deg 52 min 34 sec West, 12.36 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 46 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 #: 6827-57-3864