



2011023144 00089

FORSYTH CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXT
\$142.00

PRESENTED & RECORDED:
06-21-2011 11:51:31 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPT

BK: RE 3007
PG: 149-151

Box 100

This instrument drafted by:

Darren S. Cranfill, Attorney at Law PLLC

After recording, mail to:

Grantee @ 3685 Forsythia Trail, Clemmons, North Carolina 27012

Sale of Grantors Primary Residence? *yes*

Property Address: 2805 Indiana Avenue, Winston-Salem, North Carolina 27106

Grantors Address: 5912 Coalson Drive, Walkertown, North Carolina 27051-9402

Tax Pin Number: 6836-57-1136.00 – Tax Block 2432, Lot 011- Revenue Stamps: \$142.00

NORTH CAROLINA)

)

GENERAL WARRANTY DEED

FORSYTH COUNTY)

This deed made this the *13th* day of June, 2011 by Neal Wilson and wife, Deshanna Wilson, f/k/a Deshanna Johnson, d/b/a N & D Entertainment ("Grantors") to DPHCHB, Inc. ("Grantee").

WITNESSETH:

That the said Grantor in consideration of ten dollars and other valuable consideration to him paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantee, his heirs and assigns, a tract or parcel of land in the County of **Forsyth** and State of North Carolina, and bounded as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A"
attached hereto and incorporated herein by reference.

This property was conveyed to the Grantors in Deed Book 2437, Page 0236 Forsyth County Registry.

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.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and her heirs and assigns forever.

And the said Grantor does covenant that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever.

SUBJECT, HOWEVER, to easements and restrictions of record and 2011 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the date first above written.

Neal Wilson
NEAL WILSON

(SEAL) Deshanna Wilson (SEAL)
DESHANNA WILSON

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Amy Goodin, the undersigned, a Notary Public of the State of North Carolina, County of Forsyth, do hereby certify that on the 13th day of June, 2011, before me personally appeared Neal Wilson and wife, Deshanna Wilson, f/k/a Deshanna Johnson d/b/a N & D Entertainment who proved to me by satisfactory evidence to be the person(s) who signed the forgoing document and acknowledged to me that they signed it voluntarily for its stated purpose.

My commission expires: February 12, 2014

Witness my hand and official seal, this the 13th of June, 2011.

SEAL/STAMP

Amy Goodin
AMY GOODIN, NOTARY PUBLIC

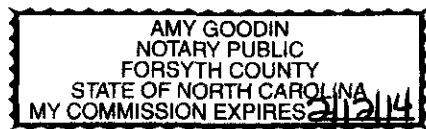


EXHIBIT "A"

Parcel A

A certain lot or parcel of land lying in Forsyth County, North Carolina, adjoining the lands of R. J. Reynolds, Dick Partin and others bounded as follows, viz:

BEGINNING at a stake on the line of the right of way of the N.W.N.C. Railroad on Partin's line, thence along the said Railroad line in the direction of Winston twenty-two (22) poles and ten (10) links to a stone on said line, then West on new line twenty-seven (27) poles to a stone on R.J. Reynolds' line, thence North on Reynolds' and Partin's line twenty-one (21) poles to Partin's corner, thence East on Partin's line nineteen (19) poles and ten (10) links to the place of **BEGINNING**.

Being the same land conveyed by J.E. Shelton Box and Lumber Company to Atlantic Bitulithic Company by deed dated August 22, 1919 and recorded in Deed Book 157, page 1, Office of the Register of Deeds in Forsyth County, North Carolina.

There is excepted however from said Parcel A a certain triangular plot of ground containing 0.39 acres conveyed by Atlantic Bitulithic Company to R.J. Reynolds Realty Company by Deed dated March 5, 1923 and recorded in Deed Book 205, Page 218, in said office.

Parcel B

A certain tract or parcel of land in Forsyth County, State of North Carolina, adjoining the lands of So. Ry. Co., and others, bounded as follows, viz:

BEGINNING at an iron in the North edge of Old Town Road, where it intersects the Western edge of the right-of-way of the Southern Railway Company and running thence with the edge of Old Town Road North 41 deg. 30 min. West 358 feet to a point in the edge of the road; thence South 88 deg. 10 min. East 201 feet to the right of way of Southern Railway Company; thence with said right of way Southwardly as it curves 263 feet to the point and place of **BEGINNING** and containing 0.62 acres.

This plot of ground conveyed is all that triangular piece of land South of the property now owned by the Atlantic Bitulithic Company and bounded on the other two sides by the right of way of the Southern Railway and the Old Town Road. Being the same lands conveyed by R.J. Reynolds Realty Company, to Atlantic Bitulithic Company by deed dated February 26, 1923 and recorded in Deed Book 205, page 169, in said office.

Being the same property conveyed to APAC-Carolina, Inc. by Deed effective October 1, 1983 to be filed of record simultaneously herewith in the Office of the Register of Deeds in Forsyth County, North Carolina.

APAC-Carolina, Inc. changed its name to APAC-Atlantic, Inc. on March 25, 2003 and duly recorded the name change in the Office of the Delaware Secretary of State on March 28, 2003.