



2011024135 00139  
FORSYTH CO, NC FEE \$28.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
06-28-2011 12:54:20 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: PATSY RUTH DAVIS  
DPT

BK: RE 3007  
PG: 4222-4225

PREPARED BY: DARRYL FLOYD/ NORTH CAROLINA COMMUNITYUPLIFT

Above Space Reserved for Recording

(If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.)

# Warranty Deed

*Original to Darryl Floyd*

Date of this Document: JUNE 28, 2011

Reference Number of Related Documents: \_\_\_\_\_

NORTH CAROLINA

Grantor(s):

Name NORTH CAROLINA COMMUNITYUPLIFT  
Street Address 4720 OLD RURAL HALL RD  
City/State/Zip WINSTON SALEM NC 27105

Grantee(s):

Name NORTH CAROLINA COMMUNITYUPLIFT 50% UNDIVIDED INTREST MARIA FLOYD 50% UNDIVED INTREST  
Street Address 4720 OLD RURAL HALL RD  
City/State/Zip WINSTON SALEM NC 27105

Abbreviated Legal Description (i.e., lot, block, plat, or section, township, range, quarter/quarter or unit, building and condo name): 3630 OGBURN AVE, 3714 OGBURN AVE, 3712 OGBURN AVE, 2412 IVY AVE AND 4223 TISE AVE  
SEE ATTACHED INFO FOR LEGAL DESCRIPTIONS

Assessor's Property Tax Parcel/Account Number(s): 2010 00123379, 2010 00123377, 2010 00116314 AND 2010 00123381

For good consideration, NORTH CAROLINA COMMUNITYUPLIFT  
of 4720 OLD RURAL HALL RD, County of FORSYTH  
State of NORTH CAROLINA, hereby bargain, deed and convey to MARIA FLOYD AND  
NORTH CAROLINA COMMUNITYUPLIFT of 4720 OLD RURAL HALL RD WINSTON SALEM NC 27105  
County of FORSYTH, State of NORTH CAROLINA, the following described land in  
FORSYTH County, free and clear with **WARRANTY COVENANTS**; to wit: 3630 OGBURN AVE, WINSTON SALEM NC 27105  
3714 OGBURN AVE, WINSTON SALEM NC 27105 3712 OGBURN AVE, WINSTON SALEM NC 27105 2412 IVY AVE AND WINSTON SALEM NC 27105  
4223 TISE AVE WINSTON SALEM NC 27105 Not primary residence  
SEE ATTACHED INFO FOR LEGAL DESCRIPTIONS.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantor by deed of 3630 OGBURN AVE, 3714 OGBURN AVE, 3712 OGBURN AVE, 2412 IVY AVE AND 4223 TISE AVE, dated JUNE 28, 2011, SEE ATTACHED INFO FOR LEGAL DESCRIPTIONS

WITNESS the hands and seal of said Grantor this 28TH day of JUNE, 2011

North Carolina Community uplift  
Grantor

owner Darryl Floyd  
Grantor  
*[Signature]*

State of NORTH CAROLINA

County of FORSYTH

On JUNE 28, 2011, before me Shannon Bostic-Griffith, personally appeared Darryl Floyd, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. NCFD

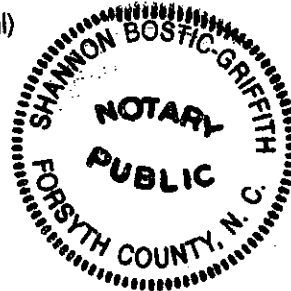
WITNESS my hand and official seal. 6-28-11

Signature Shannon Bostic-Griffith

Affiant Known Unknown  
ID Produced NCFD

Commission Expires 10-23-12

(Seal)



**EXHIBIT "A"**

**TRACT 1: 3630 Ogburn Avenue, Winston-Salem, NC**

**Tax Block 986, Lot 105**

**BEING KNOWN AND DESIGNATED** as the eastern ½ 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.

**EXHIBIT "A"**

**TRACT 4: 2412 Ivy Avenue, Winston-Salem, NC 27105**

**Tax Block 1160, Lot 017, Forsyth County Tax Maps**

**BEING KNOWN AND DESIGNATED as Lot No. 17, Block 4, as shown on the Plat of BON AIR, as recorded in Plat Book 3, Page 25, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**

**The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2949, Page 1758, Forsyth County Registry.**