



2011049530 00026

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
\$24.00

PRESENTED & RECORDED:  
12-21-2011 10:01:11 AM

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

BK: RE 3035  
PG: 2588-2589

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$24.00

Parcel Identifier No. 6836-38-3323.00 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Trung Thai Nguyen, 1323 Pine Bluff Road, Winston-Salem, NC 27103

This instrument was prepared by: Timothy R. Moore, Esq., Spilman Thomas & Battle PLLC, 110 Oakwood Drive, Suite 500, Winston-Salem, NC 27103

Brief description for the Index: 3021 Patterson Avenue

THIS DEED made this 21<sup>st</sup> day of December 2011, by and between

GRANTOR	GRANTEE
<b>SOUTHERN COMMUNITY BANK AND TRUST, a North Carolina banking corporation</b> <b>4605 Country Club Road</b> <b>Winston-Salem, NC 27104</b>	<b>TRUNG THAI NGUYEN and</b> <b>HOANG LAN NGO NGUYEN, husband and wife</b> <b>1323 Pine Bluff Road</b> <b>Winston-Salem, NC 27103</b>

ENCLOSURE

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, Forsyth County, North Carolina and more particularly described as follows:

**BEGINNING at an iron stake on the east side of Patterson Avenue 350 feet north of the northeast intersection of Patterson Avenue and 30<sup>th</sup> Street; thence East parallel with 30<sup>th</sup> Street 159 feet to an iron stake in the west line of 15 foot alley; thence North along the west side of said alley 50 feet from an iron stake; thence West along the south side line of Lot No. 22 and parallel with 30<sup>th</sup> Street 153 feet to an iron stake on the east line of Patterson Avenue; thence South along the east line of Patterson Avenue 50 feet to the place of BEGINNING, being Lot No. 21, Section "A" Bon Air Addition.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3006, page 1669.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Subject to all easements, rights-of-way, restrictions, and covenants of record; and all current ad valorem taxes.

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

SOUTHERN COMMUNITY BANK AND TRUST

By: Wayne Reece V.P.  
Wayne Reece Vice-President

State of North Carolina  
County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that WAYNE REECE personally came before me this day and acknowledged that he is the Vice-President of Southern Community Bank and Trust, a North Carolina banking corporation, 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 20<sup>th</sup> day of November 2011.

My Commission Expires: 10-16-16

Gretta L Brown  
Gretta L. Brown Notary Public  
Notary's Printed or Typed Name

