



2012012309 00081

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$18.00

PRESENTED & RECORDED:
03-22-2012 01:05:29 PM

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

BK: RE 3050
PG: 999-1001

Non-Warranty Deed

Excise Tax: \$18.00

Tax Parcel ID No: _____ Verified By: Forsyth County

On the _____ day of _____, 2012 By: _____

Mail/Box to: 900 THE EXCHANGE, SE, SUITE 410, ATLANTA GA 30339 ENVELOPE

This Instrument was prepared by: Branch Banking & Trust Company / S. Young

Brief Description for the Index:

This Deed, made this 6th day of JANUARY, 2012 by and between:

Grantor: Branch Banking & Trust Company, whose address is: 200 West Second Street, Winston-Salem, N.C.: 27101. (herein referred to collectively as Grantor) and Grantee: Pacific Property Venture, Inc., whose address: 1900 The Exchange SE, Suite 410, Atlanta, GA, 30339 (herein referred collectively as Grantee)

Witnesseth:

For valuable consideration from the Grantee to the Grantor the receipt and sufficiency of which is hereby acknowledged, Grantor gives, grants, quitclaims and conveys unto Grantee if fee simple the following described property located in the City of Winston-salem, County of Forsyth, State of North Carolina, more particularly described as:

All that certain parcel of land lying and being situated in the county of Forsyth, State of NC, to wit:

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and beginning at an iron stake on the South side of East First Street (formerly Bolews Creek Road); said stake being distant Eastwardly 203.4 feet from the Southeast intersection of Cameron Avenue and East First Street, and running thence from said beginning point along the South side of East First Street as the same curves South 69 degrees, 35 minutes East 67.2 feet to an iron stake, Northwest corner of Lot No. 3 on the hereinafter mentioned map; thence South 6 degrees West 225 feet to an iron stake; thence North 84 degrees West 65 to an iron stake, Southeast corner of Lot No. 5; thence along the East line S of Lots Nos 5, 5-A, and 1, North 6 degrees East 241.8 feet to an iron stake on the South side of East First Street, the place of beginning, the same being Lot. No 2 on

a map of Property of Hill Anc Graves, made y J.E. Ellerbe, C.E., on January 3, 1957, said map being unrecorded, and being a part of a 6 acre tract of land described in Deed Book 587, Page 10. For further reference see Deed Book 763 at Page 115 of the Forsyth County Registry.

Tax map Reference: 2440-002H

Being that parcel of land conveyed to Michael Suggs from Elizabeth B. Ells (SUB.TRUSTEE) by that deed dated 11/02/2001 and recorded 12/03/2001 in Deed Book 2216, at Page 1267 of the Forsyth County, NC Public Registry.

Parcel No: 6835-85-7822.00

Property Address: 1814 East First Street, Winston-salem, NC 27101
11-3745-21-U-R

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances described.

SELLER AND PURCHASER ACKNOWLEDGE AND AGREE THAT THE PROPERTY IS BEING SOLD "WITH ALL FAULTS" AND IN "AS IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES WHATSOEVER INCLUDING WITHOUT LIMITATION ANY WARRANTY OF HABITILITY OR OF FITNESS FOR A PARTICULAR PURPOSE. THE PARTIES ACKNOWLEDGE THAT THIS PROVISION WAS SPECIFICALLY NEGOTIATED FOR AS PART OF THE CONSIDERATION FOR SELLER'S AGREEMENT TO SELL THE PROPERTY TO PURCHASER.

Rev. April 18,2005

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

Branch Banking & Trust Company

BY: Gary A. Herring
Gary A. Herring, Sr. Vice President

State of North Carolina County of: FORSYTH SS

I, the undersigned Notary Public and the County and State aforesaid, certify that Gary A. Herring the Sr. Vice President for Branch Banking & Trust Company and that by authority duly given and as the act of such entity he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal, this 6th day of JANUARY, 2012.

My Commission Expires Oct 2, 2015

(Seal Stamp)

SUSAN A YOUNG
NOTARY PUBLIC
FORSYTH COUNTY
NORTH CAROLINA
MY COMMISSION EXPIRES OCT. 02, 2015

Susan A Young
Notary Public