



2012028244 00048

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$96.00

PRESENTED & RECORDED:
06-28-2012 10:14:45 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
ASST

BK: RE 3066
PG: 4256-4259

NORTH CAROLINA SPECIAL WARRANTY DEED

Deed Stamps: \$96.00

Tax ID #

Mail after recording to: Grantee

This instrument was prepared by: Elizabeth M. Repetti (No title search performed)

Brief description for the index:

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#63

THIS DEED made this the _____ day of _____, 2012; by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
Bank of the Carolinas P.O. Box 784 Lexington, NC 27293	Ignacio Alvarado and Delia Alvarado 261 Alvarado Lane Mocksville NC 27028

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

TRACT XIV:

BEGINNING at an existing iron pipe lying in the North Side of Waughtown Street, said pipe marking the southeast corner of the property conveyed to Dorothy Brannock in Deed Book 472, Page 319, Forsyth County Registry, running thence with the east line of the Brannock property North 20 deg. 17' 20" West 121.0 feet to an iron placed, said iron placed, said iron lying in the south line of the property conveyed to Kenneth and Cheryl Hartman in Deed Book 1715, Page 900, Forsyth County Registry; running thence with the south line of the Hartman property North 68 deg. 44' 03" East 74.25 feet to an iron placed; running thence South 20 deg. 10' 00" East 123.50 feet to an existing iron pipe lying in the North side of Waughtown Street South; running thence with the North line of Waughtown Street South 70 deg. 40' 00" West 73.98 feet to the point and place of Beginning according to a survey by William Franklin Tatum, R.L.S. L-3163, for Shelby Jean Holden, dated May 8, 1995, and being designated as Job Number S-5509.

Property Address: 1633 Waughtown St., Winston-Salem, NC

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2931, at Page 2464.

TRACT III:

BEING KNOWN AND DESIGNATED as Lots Numbers Thirty-One (31) and Thirty-Two (32) fronting an aggregate sum of fifty (50) feet on the southern side of Sprague Street, of the property known as the Bob Waugh Tract, as shown on and according to map of Hinshaw & Marshall Engineers, dated September, 1927; said map being recorded in Plat Book No. 4, Page 195, in the Office of the Register of Deeds of Forsyth County.

Property Address: 1244 Sprague Street, Winston-Salem, NC

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2931, at Page 2464.

BEING all of Lot(s) 550 and 551, LONGVIEW DEVELOPMENT, NO. 2 SUBDIVISION, recorded in Map Book 1, page 39A(4), Forsyth County, North Carolina.

Also being known and designated as Block 1782, Lots 550 and 551, Forsyth County Tax Maps.

Property Address: 1541 Argonne, Winston-Salem, NC

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2989, at Page 1513.

BEING KNOWN AND DESIGNATED as Lot 44 as shown on the Map of Carlton Bluff which is recorded in Plat Book 8, Page 89 in the Office of the Register of Deeds of Forsyth County, North Carolina to which map reference is made for a more particular description.

Property Address: 2622 Dudley Street Winston-Salem, NC 27107

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2962, at Page 3790.

The property herein conveyed does not include the primary residence of a Grantor.

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, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: **Ad valorem taxes for the current year and subsequent years; easements, rights-of-way, and restrictions of record; prescriptive rights, if any; any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations; and any conditions that would be revealed by a physical inspection and survey.**

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer as of, the day and year first above written.

This the 25 day of June, 2012.

Bank of the Carolinas

By: Virginia Carter
Sr. Vice President

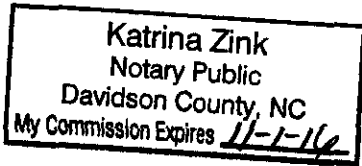
Davidson County, North Carolina

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: Virginia Carter, as SR. Vice President, Bank of the Carolinas.

Date: 6-25-12

Katrina Zink
Official Signature of Notary

(Official Seal)



Katrina Zink
Notary's printed or typed name, Notary Public

My commission expires: 11-1-2016