



2012033004 00110

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT X

\$1045.00

PRESENTED & RECORDED:

07-30-2012 11:39:01 AM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS

BY: PATSY RUTH DAVIS  
DPTY

BK: RE 3071

PG: 4396-4398

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ 1045.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6825-87-4708.00

Mail after recording to: BOX 24

This instrument was prepared by: The Law Office of Clint Calaway

THIS DEED made this 25 day of JULY, 2012 by and between

**GRANTOR**

DARYL J. NEBRICH and wife, AMANDA L. COOK  
13234 Hidcote Court  
Huntersville, NC 28078

**GRANTEE**

ERROL A. WINT and wife, GRACE U. WINT  
618 Summit Street  
Winston-Salem, NC 27101

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 and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2679, Page 533, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 8, Page 83, and referenced within this instrument.

The above described property  does  does not include the primary residence of the 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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or If corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

\_\_\_\_\_  
(ENTITY NAME)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Daryl J. Nebrich (SEAL)  
DARYL J. NEBRICH

Amanda L. Cook (SEAL)  
AMANDA L. COOK

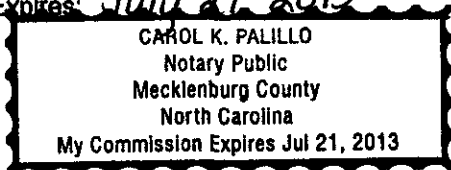
\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

STATE OF NC COUNTY OF Mecklenburg

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: DARYL J. NEBRICH and wife, AMANDA L. COOK Witness my hand and official stamp or seal, this the 25 day of July, 2012.

My Commission Expires: July 21, 2013



Carol K. Palillo  
Notary Public

Print Notary Name: Carol K Palillo

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: \_\_\_\_\_ Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Print Notary Name: \_\_\_\_\_

**EXHIBIT "A"**

BEGINNING at an iron on the western right-of-way line of Summit Street, northeastern corner of Lot 206 as shown on Map of Westend Hotel and Land Development Company, Section, as recorded in Plat Book 8, Page 83 (2), Forsyth County registry; said beginning point being further known and designated as a point along said right-of-way line North 6 degrees 9 minutes 24 seconds West 199.55 feet from the center line intersection with 6<sup>th</sup> street; FROM SAID BEGINNING POINT thence continuing with the northern line of Lot 206 North 85 degrees 56 minutes 24 seconds West 163.15 feet to an iron on concrete wall; running thence with the eastern line of Lot 210 of said Subdivision North 7 degrees 7 minutes 58 seconds East 59.04 feet to an iron, southwestern corner of Lot 204 of said Subdivision; thence continuing with the southern line of said Lot 204 South 89 degrees 57 minutes 38 seconds East 151.50 feet to an iron in the western right-of-way line of said Summit Street; thence continuing with said right-of-way line South 3 degrees 11 minutes 58 seconds East 70.14 feet to the point and place of BEGINNING according to a survey prepared by Daniel Walter Donathan, RLS, L-1192, dated May 21, 1998.

BEING FURTHER KNOWN AND DESIGNATED as Lot 205 as shown on the Map of Westend Hotel and Land Investment Company, Section 1, as recorded in Plat Book 8, Page 83, Forsyth County Registry.

Being the exact and same property described in deed recorded in Book 2245, Page 763, Forsyth County, NC, Registry.