



2012056925 00128

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$23.00

PRESENTED & RECORDED:
12-21-2012 01:08:19 PM

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

BK: RE 3097
PG: 4296-4298

NORTH CAROLINA SPECIAL WARRANTY DEED

Box 153

Deed Stamps: \$ *23.00*

Tax ID # 6833-67-0090.00

Mail after recording to: Grantee

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

Brief description for the index:

Block 1390 Lot 102A

THIS DEED made this the *12th* day of *December* 2012; by and between:

GRANTOR

First Community Bank
P.O. Box 989
Bluefield, VA 24605

GRANTEE

High Quality Details, LLC
P.O. Box 839
Welcome, NC 27374

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:

BEGINNING at an iron in the western right-of-way line of Southdale Avenue, said iron being located South 04 degrees 17 minutes 00 seconds West 25.71 feet from an iron at the southeast corner of Lot 11 as shown on Map of Southdale as recorded in Plat Book 3 at Page 73 in the Office of the Register of Deeds of Forsyth County, North Carolina, said iron also being the northeast corner of Lot 12 as shown on the aforementioned plat; thence from said beginning point along the west right-of-way line of Southdale Avenue South 04 degrees 17 minutes 00 seconds West 84.64 feet to an iron at the northwest intersection of the right-of-way lines of Southdale Avenue and Tech Avenue; thence along the north line of Tech Avenue North 85 degrees 31 minutes 35 seconds West 107.44 feet to an iron; thence on a new line North 04 degrees 17 minutes 00 seconds East 84.64 feet to an iron; thence continuing on a new line South 85 degrees 31 minutes 35 seconds East 107.44 feet to the point and place of **BEGINNING**, containing 0.20875 acres, more or less, all according to survey of Thomas A. Riccio dated March 10, 2003 and being a portion of Lots 12, 13 and 14 as shown on Map of Southdale as recorded in Plat Book 3 at Page 73 in the Office of the Register of Deeds of Forsyth County, north Carolina and being the identical property described in deed recorded in Book 2332 at Page 1432, Forsyth County Registry.

PROPERTY ADDRESS: 3810 Southdale Avenue, Winston-Salem, NC 27107

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3079, at Page 604.

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 12th day of December, 2012.

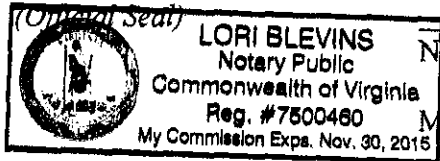
First Community Bank

By:  _____

Tazewell County, Virginia

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: Shane P. Carosi, as AV President, First Community Bank.

Date: December 12 2012 Lori Blevins
Official Signature of Notary



Lori Blevins
Notary's printed or typed name, Notary Public

My commission expires: November 30 2015