


2013002515 00157

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

\$35.00

PRESENTED & RECORDED:

01-17-2013 03:03:41 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3102
PG: 315-317
NORTH CAROLINA SPECIAL WARRANTY DEED

 Deed Stamps: \$ **35.00**

Tax ID # 6845-15-9728.00

 Mail after recording to: Grantee *Holtom Box 66*

This instrument was prepared by: Michael A. Myers (No title search performed)

Brief description for the index:



THIS DEED made this the <i>3rd</i> day of <i>Jan.</i> , 201 2 ³ ; by and between:	
<u>GRANTOR</u>	<u>GRANTEE</u>
Bank of the Carolinas 3288 Silas Creek Parkway Winston-Salem, NC 27103	Doug Dampier and William Brent Vaden 1441 Mount Tabor Circle Winston-Salem, NC 27106

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 the southeast intersection of Belews Street (formerly Belews Creek Road) and proposed Mason Street (40' in width) approximately 302.0 feet Eastwardly from the southeast intersection of said Belews Street and Sidney Street; running thence with the south line of said Belews Street Northeastwardly 50.0 feet to a new corner of N.S. Myers; thence on the two following new lines with said Myers, Southeastwardly 118.8 feet and Southwestwardly 84.0 feet to a corner in the east line of said proposed Mason Street; thence with the east line of said proposed Mason Street; thence with the east line of said Mason Street Northwestwardly 120.2 feet to the beginning. Being a part of the 7 acre tract described in Deed book 411 at page 277, Gurney P. Hood, Commissioner of Banks to N.S. Myers, description designated as "B"; see 32-409 W.A. Lemly to J.H. Hairston and 32-411 H.A. Sidall to W.A. Lemly.

Also being known and designated as Block 1991A Lot 006, Forsyth County Tax Maps.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2999, at Page 1395.

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 3 day of Jan, ²⁰¹³~~2012~~.

Bank of the Carolinas

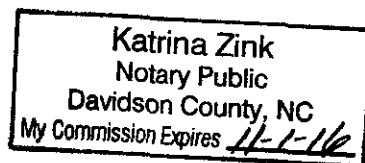
By: Virginia Carter
Sr. Vice President

Forsyth 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: 1-3-2013

(Official Seal)



Katrina Zink
Official Signature of Notary

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

My commission expires: 11-1-2016