

**2013038834 00247**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$118.00**PRESENTED & RECORDED  
08/16/2013 02:53:21 PMC. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: GAIL K PARHAM  
DPTY**BK: RE 3141****PG: 1154 - 1156**

<b>DRAFTED BY: Deron K. Henry, Assistant City Attorney</b>	<b>Tax Block: PIN# 6836-42-0281.00</b>
<b>Mail after recording to:</b>	<b>Mail future tax bills to:</b>
9335 Harris Corners Parkway, Suite 100	9335 Harris Corners Parkway, Suite 100
Charlotte, NC 28269	Charlotte, NC 28269

**FORSYTH COUNTY, NORTH CAROLINA  
NON-WARRANTY DEED**

**THIS DEED made this 15<sup>th</sup> day of August, 2013, by and between**

GRANTOR	GRANTEE
<b>CITY OF WINSTON-SALEM, a municipal corporation 101 N. Main St. Winston-Salem, NC 27103</b>	<b>IH2 Property North Carolina, L.P. 9335 Harris Corners Parkway, Suite 100 Charlotte, NC 28269</b>

The designation Grantor and Grantee, as used herein, shall include said parties, their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine, or neuter, as required by context.

**WITNESSETH**, that the Grantor, whose address is 101 North Main Street, Winston-Salem, North Carolina, for valuable consideration paid by the Grantee, whose address 9335 Harris Blvd, Charlotte, North Carolina, the receipt of which is hereby acknowledged, has and by these presents does, hereby, grant, bargain, sell, and convey unto the Grantee, in fee simple a tract (hereinafter, the "Tract") of land in Forsyth County, North Carolina, Winston Township, more particularly described on **Exhibit A**, attached hereto, and incorporated herein by reference.

None of the property herein conveyed includes the primary residence of the Grantor.

**TO HAVE AND TO HOLD** unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple. Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

Grantor specifically disclaims and excludes all implied warranties, including any implied warranties of merchantability and fitness for a particular purpose. The City specifically disclaims any warranty or representation regarding the condition of the property conveyed herein and any building or other structure thereon, accordingly, the Grantee accepts the property "AS IS/WHERE IS, AND WITH ALL FAULTS". Grantee acknowledges that the Grantor has not made, does not make, and specifically negates and disclaims any representations, warranties, promises, covenants, agreements, or guarantees, of any kind or character, whatsoever, concerning the (i) value, nature, quality, or condition of the Property and the (ii) suitability of the Property for any and all activities and uses to which the Grantee may conduct thereon. Without limiting the scope of the foregoing, the Grantor has not made, does not make, and specifically negates and disclaims any representation that the Property is free of or from: (1) any material or substance which detrimentally affects the value, nature, quality, or condition of the Property, (2) unsuitable soil conditions, (3) flooding, (4) stormwater drainage problems, (5) unsuitable topography, (6) unknown utility lines or other subterranean structures, and their unrecorded easements, and (7) zoning regulations adversely affecting the intended use of the Property.

Submitted electronically by "Hutchens, Senter, Kellam & Pettit, P.A.-CH"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed, in its corporate name, by its City Manager, attested by its City Secretary, and its seal to be hereunto affixed, by authority of its City Council, the day and year first above written.

CITY OF WINSTON-SALEM



By: Lee D. Garrity  
City Manager, Lee D. Garrity

ATTEST:

Melanie Johnson  
City Secretary, Renée L. Phillips  
*Deputy* Melanie Johnson

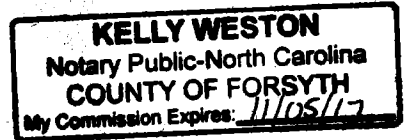
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STATE OF NORTH CAROLINA )  
COUNTY OF FORSYTH )

I, Kelly Weston, a Notary Public of Forsyth County, NC, do hereby certify that Renée L. Phillips personally came before me this day, and acknowledged that she is the City Secretary of the City of Winston-Salem, a municipal corporation, and that by authority duly given and as the act of the municipal corporation, the foregoing instrument was signed in its name by its City Manager, sealed with its corporate seal, and attested by her, as its City Secretary.

WITNESS my hand and official seal, this the 15th day of August, 2013.

Notary Public: Kelly Weston  
My commission expires: November 5, 2017



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**Exhibit A**

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

Being all of lot no. 18 as the same is platted and planned on that plat entitled, "Liberty/Patterson North Redevelopment Area – Phase 2," dated April 8, 2003 and revised April 14, 2003 and recorded in Plat Book 45, page 150, Forsyth County Registry.

Also commonly referred to as Tax Lot 18 of Block 6446, tax maps of Forsyth County as presently constituted.