



2013053150 00082

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

\$70.00

PRESENTED & RECORDED
11-19-2013 12:09:50 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY LORI HOLLOWAY
DPTY

BK: RE 3155
PG: 3608-3610

Do not write above this line

Excise Tax ⁷⁰ \$52.00 ^{84c}	Tax Block 0984 , Lot 102, 103 & 104	Parcel ID:
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Mail after recording to: Grantee;

This instrument was prepared by: DAVID H. CAFFEY #57

Brief description for the index:

3736 OGBURN AVE. WINSTON-SALEM, NC 27105

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the ^{6th} 19th day of NOVEMBER, 2013, by and between

GRANTOR	GRANTEE
PIEDMONT INVESTMENT GROUP, INC. NOT PRINCIPLE RESIDENCE	KINGDOM TRUST COMPANY F/B/O JOMO KEN YATTA LEGINS

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

SEE ATTACHED DESCRIPTION EXHIBIT "A".

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.

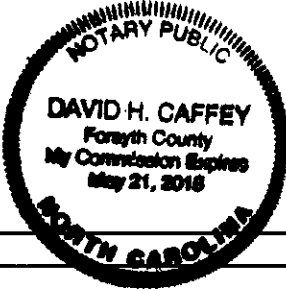
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property herein above described is subject to the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed in its company name by its duly authorized Officer, and has adopted as its seal the word ASEAL appearing at or beside its name and the signature(s) the day and year first above written.

PIEDMONT INVESTORS GROUP, INC

By: [Signature] (SEAL)

SEAL-STAMP	<p>NORTH CAROLINA - FORSYTH COUNTY</p> <p>I, <u>David H. Caffey</u>, a Notary Public of <u>Forsyth</u> County, North Carolina, certify that <u>Zac Bhatt</u> personally appeared before me this day and acknowledged that (s)he is <u>PRESIDENT</u> of <u>PIEDMONT INVESTORS GROUP, INC.</u> and further acknowledged the due execution of the foregoing instrument on behalf of the said company. Witness my hand and official stamp or seal, this <u>18</u> day of <u>NOVEMBER</u>, 2013</p> <p>My Commission Expires: _____ Notary Public</p>
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SEAL-STAMP	<p>NORTH CAROLINA - FORSYTH COUNTY</p> <p>I, _____, a Notary Public of _____ County, North Carolina, certify that _____ personally appeared before me this day and acknowledged that (s)he is _____ of a _____ and further acknowledged the due execution of the foregoing instrument on behalf of the said company. Witness my hand and official stamp or seal, this _____ day of <</p> <p>My Commission Expires: _____ Notary Public</p>
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SEAL-STAMP	<p>NORTH CAROLINA - COUNTY</p> <p>I, _____, a Notary Public of _____ County, North Carolina, certify that _____ personally appeared before me this day and acknowledged that (s)he is _____ of a _____ and further acknowledged the due execution of the foregoing instrument on behalf of the. Witness my hand and official stamp or seal, this _____ day of <</p> <p>My Commission Expires: _____ Notary Public</p>
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The _____ foregoing _____ Certificate(s) _____ of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: _____

Deputy/Assistant Register of Deeds

3736 Ogburn Avenue, Winston-Salem, NC 27105
Forsyth County Tax Block 0984, Lots 102, 103, and 104

BEGINNING at an old iron stake in the west line of Ogburn Avenue (formerly Creason Avenue) at the northeast corner of Lot No. 11 on the map of Bronton, Sec. No. 2 as recorded in the Forsyth County Register of Deeds in Plat Book 7 at page 110; thence with the north line of Lot No. 11 South 89 deg. 34 min. West 150.32 feet to a point, the northwest corner of Lot No. 11 and the northeast corner of Lot No. 28; thence with the north line of Lot No. 28 South 89 deg. 58 min. West 81.5 feet to an old iron stake in the east line of Hemlock Drive (formerly Carolina

Blvd.); thence with the east line of Hemlock Drive, as it curves to the left, the chord of North 06 deg. 38 min. East 60.5 feet to an iron stake at the northwest corner of Lot No. 29 and the southeast corner of Lot No. 30; thence North 85 deg. 40 min. East 73.8 feet to an iron stake that is 10 feet north of the northwest corner of Lot no. 10 and the southwest corner of Lot No. 9; thence across Lot No. 9 North 88 deg. 30 min. East 150.32 feet to an old iron stake in the west line of Ogburn Avenue, said iron stake being 10.0 feet north of the southeast corner of Lot no. 9; thence with the west line of Ogburn Avenue South 01 deg. 00 min. East 68.83 feet to the place of BEGINNING, and being lots nos. 10 and 29 and portions of lots nos. 9 and 30 on the map of Bronton Sec. 2, recorded in Plat Book 7, Page 110, also being Lot No. 29 and Parcel Nos. 102, 103, 104 and a triangle off the south side of Parcel No. 30 on map of City-County Tax Block No. 984.