



2014001326 00124

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$1050.00

PRESENTED & RECORDED:  
01-13-2014 01:37:10 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: RANDY L SMITH  
DPTY

BK: RE 3162  
PG: 2391-2394

ENVELOPE

Excise Tax: \$ 1,050  
Tax Lot No:

Mail after recording to: Grantee

This instrument was prepared by: John C. Markey II, PLLC

1800 Camden Rd. Ste 106  
Charlotte, N.C. 28203

Brief Description for the Index: 1.3271 acres, North Main Street

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9 day of January, 2014, by and between

GRANTOR

REDWOOD INVESTMENTS OF FORSYTH,  
LLC

Grantors' Mailing Address:  
4378 Ashton Oaks Court  
High Point, NC 27265

GRANTEE

DIN-002, LLLP

Property Address:  
1311 N. Main Street  
Winston Salem, NC 27105

Tax Mailing Address:  
11622 - 113 Avenue  
Edmonton, Alberta, Canada T5G0J6

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:

See attached Exhibit A.

All or a portion of the properties herein conveyed \_\_\_ includes or XX does not include the primary residence of the Grantor.

The property described herein was acquired by Deed recorded in Book 2656 at Page 2346 in the aforementioned registry.

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:

**ALL EASEMENTS AND ENFORCEABLE RESTRICTIONS OF RECORD AND THE LIEN OF 2014 AD VALOREM TAXES.**

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

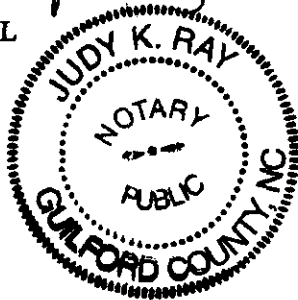
  
\_\_\_\_\_(SEAL)  
REDWOOD INVESTMENTS OF FORSYTH, LLC  
By: Craig Keilitz, Manager

STATE OF North Carolina  
COUNTY OF Guilford

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:  
**CRAIG KEILITZ, MANAGER, REDWOOD INVESTMENTS OF FORSYTH, LLC**

Date: January 9, 2014

SEAL



Judy K. Ray  
Notary Public  
My Commission Expires: May 14, 2017

Exhibit A

**LEGAL DESCRIPTION OF PROPERTY**

All that tracts or parcels of land lying and being in the City of Winston-Salem, Forsyth County, North Carolina and being more particularly described as follows:

BEGINNING at a point at the northeast intersection of Northwest Boulevard and North Main Street; running thence along the East right-of-way of North Main Street North 00 degrees 00' 52" East 446.48 feet to a point in the line of U.S. Sprint Comm. Co. (Deed Book 1660, page 1170), thence with the U.S. Sprint line South 88 degrees 57' 23" East 88.99 feet to a point in the West right-of-way of Southern Railroad; thence with the Southern Railroad right-of-way the following three courses and distances: South 09 degrees 58' 27" East 48.88 feet; thence South 11 degrees 20' 35" East 53.46 feet; thence South 11 degrees 56' 54" East 333.85 feet to a point in the North right-of-way of Northwest Boulevard; thence along said North right-of-way two courses and distances: South 88 degrees 45' 01" West 39.62 feet; thence South 83 degrees 01' 50" West 138.60 feet to the point of BEGINNING. Containing 1.3271 acres and being the same property described in Deed Book 1586, page 1785 and also being designated as Block 198, Lots 101, 2, 3, 102, 103, 104 and 105A on the Forsyth County Tax Maps.

The above description is drawn according to a survey plat by Sizemore & Associates dated August 2, 1990.