

2014005707 00194

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$514.00  
PRESENTED & RECORDED  
02/18/2014 04:10:20 PM  
C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: S. GRIFFITH  
DPTY

BK: RE 3166  
PG: 4102 - 4104

PIN (See tract with PIN and address attached)  
Mail After Recording return to: Nelson & Green, 1100-C S Stratford Rd. Winston Salem, NC 27103  
Send Tax Bills to: Grantee : 4650 Forest Manor Drive, Winston-Salem, NC 27103  
Prepared by: William L. Nelson (3214) (Box 38) Stamps \$ 514.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this the 4th day of February 2013 by and between:

GRANTOR	GRANTEE
<b>ADAMS FAMILY LIMITED PARTNERSHIP OF FORSYTH COUNTY, NORTH CAROLINA 691 VALLEY BROOK LANE WINSTON SALEM, NC 27106</b>	<b>FLETCHER A. COOPER, JR. AND WIFE, RONDA JONES COOPER 4650 Forest Manor Drive, Winston Salem, NC 27103 Property address: See Tracts</b>

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, in consideration of Ten Dollars and Other Valuable Consideration (\$10.00 & OVC) to them 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, in all that certain lot or parcel of land lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

**See attached Exhibit "A" which contains eight tracts located in Forsyth County, North Carolina.**

**As attested by their signatures hereto, the Grantors certify that the property conveyed hereby does not include the primary residence of the Grantors.**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the grantee in fee simple.

AND GRANTOR covenants with 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:

SUBJECT to all easements, rights of way and restrictions of record, if any, and taxes for the year 2014 which have been prorated to date of closing.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its

ADAMS FAMILY LIMITED PARTNERSHIP  
OF FORSYTH COUNTY, NORTH CAROLINA

By: Patricia T. Adams  
Patricia T. Adams, General Partner

**STATE OF NORTH CAROLINA, FORSYTH COUNTY**

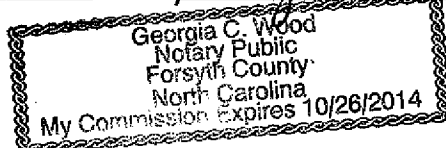
I, a Notary Public of Forsyth County, NC certify that Patricia T. Adams, General Partner of Adams Family Limited Partnership of Forsyth County, North Carolina, by authority duly given and acting on behalf of said Partnership, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal this the 17 day of February 2014.

My Commission Expires: 10-26-2014

Georgia C. Wood

Notary Public



**EXHIBIT "A"**  
**ADAMS FAMILY LIMITED PARTNERSHIP TO COOPER**

**TRACT ONE:**

**BEING KNOWN** and designated as Lot Number 11 as shown on the Map of Country Club Properties, Inc., recorded in Plat Book 14, page 18 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Also, known and designated as parts of Lot Numbers 24, 25, and 26 as shown on the Map of Bon Air Addition recorded in Plat Book 12, page 39(2). Also known as Lot 11, Block 1302 as shown on the Forsyth County Tax Maps.

**PROPERTY ADDRESS:** 3030 Bon Air, Winston Salem, NC 27107 as conveyed to Grantor by Farmers Mutual Fire Insurance Association, August 23, 1984. (Book 1454 Page 0944) Block 1302 Lot 11.

**TRACT TWO:**

**BEGINNING** at an iron stake in the west line of Glenn Avenue, 250 Feet north of the northwest intersection of Glenn Avenue and 28th Street; thence west parallel with 28th Street 150 feet to an iron stake in the east line of a 15 foot alley; thence North along the east line of said alley 50 feet to an iron stake; thence east along the south line of lot 18, 150 feet to an iron stake in the west line of Glenn Avenue; thence south along the west line of Glenn Avenue 50 feet to an iron stake the place of **BEGINNING**. Being Lot Number 19, Block 22 as shown on the map entitled Bon Air Property and being the identical property described in Book 910, Page 379, Forsyth County Registry. **TAX BLOCK LOT 019**

**PROPERTY ADDRESS** 2820 Glenn Avenue; conveyed to grantor by: D. Bain Coe and wife, Angel Coe, in Book 1462 Page 1455, October 31, 1984.

**TRACT THREE:**

**BEGINNING** at an iron stake on the west side of Patria Street, said stake being located 250 feet southwardly from the south line of Edgewood Street; running thence along the west side of Patria Street, South 2 degrees, 30 minutes West 50 feet to an iron stake; thence North 87 degrees West 150 feet to an iron stake in the east side of an alley; thence along the east side of said alley, North 2 degrees 30 minutes East 50 feet to an iron stake; thence south 87 degrees East 150 feet to the beginning. Being known and designated as Lot No 145 as shown on the map of CENTRAL TERRACE recorded in Plat Book 8, Page AA in the office of the Register of Deeds of Forsyth County, North Carolina, and being the identical property described in deed recorded in Book 923, Page 200, Forsyth County Registry. **TOGETHER** with all right, title and interest in and to that certain Joint Driveway Agreement dated December 24, 1963, and recorded in Book 874, Page 279, Forsyth County Registry.

**PROPERTY ADDRESS:** 2620 Patria Street, which was conveyed to Grantor, October 9, 1985 by Drusilla Evans. (See Book 1510, Page 0342).

**TRACT FOUR**

**BEGINNING** at an iron, said iron being the southwestern corner of Lot 184 as shown on map of George E. Nissen Property recorded in Plat Book 12 at Page 144 in the office of Register of Deeds of Forsyth County, North Carolina; thence from said beginning point along the eastern right of way line of Pleasant Street, North 1 degree 13 minutes East 57 feet to a point; thence North 88 degrees 43 minutes 30 seconds East 150 feet to a point; thence South 1 degree 03 minutes 35 seconds East 57 feet to an old iron; thence South 88 degrees 43 minutes 20 seconds West 149.84 feet to the point and place of **BEGINNING**. and being Lots 183 and 184 and a portion of Lot 182 as shown on map of George E. Eissen Property recorded in Plat Book 12 at Page 144 in the office of Register of Deeds of Forsyth County, North Carolina.

**PROPERTY ADDRESS:** 1835 Pleasant Street, Winston Salem, NC 27107 as Conveyed to grantor by Citizens National Bank. April 13, 1984 (Book 1438 Page 0146)

Exhibit "A"  
Page 2

TRACT FIVE

BEING KNOWN and designated as Lot No. 131 as shown on the Map of ALTA VISTA, recorded in Plat Book 4, page 208, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 616 West 25<sup>th</sup> Street, Winston Salem, NC 27105.

TRACT SIX

BEING KNOWN and designated as Lot No. 440 as shown on the map of East Central Terrace recorded in Plat Book 4, page 61, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 2825 Patria Street, Winston Salem, NC 27127

TRACT SEVEN

BEING KNOWN and designated as Lots No. 34 and 35 as shown on the map of Longview, as recorded in Plat Book 1, page 39A, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 1617 Argonne Blvd. Winston Salem, NC 27105

TRACT EIGHT

BEING KNOWN and designated as Lot No. 441 as shown on the map of East Central Terrace as recorded in Plat Book 4, page 61, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 2821 Patria Street, Winston Salem, NC 27127