

**2014019557 00022**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$190.00

PRESENTED & RECORDED:
 06-04-2014 10:18:44 AM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: LORI HOLLOWAY
 DPTY

BK: RE 3181
PG: 3705-3707

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$190.00

Block 0135 Lot 108A

Grantor Address: 1408 Reynolda Road
 Winston-Salem, NC 27104

Grantee's Address: _____

This instrument was prepared by: R. Brandt Deal NO TITLE SEARCH REQUESTED OR PERFORMED

Brief Description for the Index: Block 1035, Lot 107A & 108A

This Deed made this 24 day of June, 2014, by and between

Box # 7

GRANTOR: Alan J. Southard and wife, Connie H. Southard

GRANTEE: Dunlap Holdings, LLC

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 the City of Winston-Salem, Winston Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Informally known as: 418 West End Blvd, Winston-Salem, NC 27101

All or a portion of 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, the 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, other than the following exceptions:

Easements and restrictions of record, if any and 2014 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Alan J. Southard (Seal)
Alan J. Southard

Connie H. Southard (Seal)
Connie H. Southard

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, Paul Stewart McGill A Notary Public of Forsyth County, State of North Carolina, certify that Alan J. Southard and wife, Connie H. Southard personally came before me this day and he/she/each acknowledged/ing to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 2 day of JUNE, 2014.

Paul Stewart McGill
Notary Public

My Commission Expires: 6/8/2014

(Notary Seal)

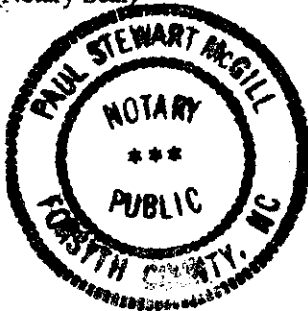


EXHIBIT "A"

TRACT ONE:

BEGINNING on the south side of West End Boulevard 180 feet west of the southwest intersection of Manly Street and West End Boulevard; running thence south 15 deg. 42 min. east 51.4 feet to an iron stake; thence along a new line parallel to the right of way line of West End Boulevard south 65 deg. 37 min. west 56.13 feet, more or less, to an iron stake; thence along another new line north 25 deg. 40 min. west 50.6 feet to an iron stake on the south side of West End Boulevard north 65 deg. 37 min. east 65.5 feet to the POINT AND PLACE OF BEGINNING, same being a portion of Tax Lot 108, Tax Block 135 as set out upon the Tax Maps in the Office of the County-City Tax Supervisor as they are presently constituted and being a portion of that property conveyed by deed recorded in Deed Book 632, Page 100, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being the same and identical property as described in Deed Book 812, Page 155, FCR.

TRACT TWO:

BEGINNING at an old iron in the south line of West End Boulevard, said iron being South 65 deg. West 197.5 feet from the southwest corner of the intersection of West End Boulevard and Manley Street and said beginning point being the northwest corner of the lot formerly owned by W. B. Hawkins as shown on a plat prepared by J.E. Ellerbe September 10, 1928, and attached hereto; running thence along the south line of West End Boulevard North 65 deg. East 85 feet to a point; thence on a new line South 15 deg. 40 min. East to a new corner in the south line of said lot formerly the property of W.B. Hawkins; thence along said south line, South 72 deg. 30 min. West to the southeast corner of said lot formerly owned by W.B. Hawkins; thence along the west line of said lot North 15 deg. 40 min. West 40 feet to the PLACE OF BEGINNING, the same being a part of the property conveyed to John F. Longinotti and wife, Marilouise M. Longinotti by deed recorded in Deed Book 1013, at Page 921, in the Forsyth County Registry.