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FORSYTH CO. NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
06/30/2014 12:39:38 PM  
C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: LORI HOLLOWAY  
DPTY

BK: RE 3185  
PG: 2846 - 2849

PINs (See descriptions)  
Mail After Recording return to: Grantees: 4650 Forest Manor Dr. Winston Salem, NC 27103  
Send Tax Bills to: Grantee : Same  
Prepared by: William L. Nelson (3214) Stamps - \$0.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this the 2nd day of April 2014 by and between:

<b>GRANTOR</b> <b>FLETCHER A. COOPER, JR., AND WIFE,</b> <b>RONDA JONES COOPER</b>  <b>4650 Forest Manor Dr</b> <b>Winston Salem, NC 27103</b>	<b>GRANTEE</b> <b>RC FLETCHER PROPERTIES, LLC</b> <b>A NC LIMITED LIABILITY COMPANY</b> <b>4650 Forest Manor Dr.</b> <b>Winston Salem, NC 27103</b> <b>Property addresses: See descriptions</b> <b>attached</b>
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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 Exhibit "A" attached and incorporated herein by reference.**


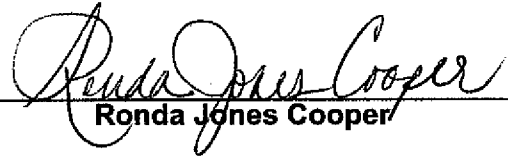
**As attested by their signatures hereto, the Grantors certify that the property conveyed hereby does not include the primary residence of the Grantors.**

**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.**

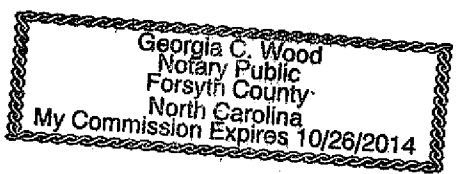
 (SEAL)
 (SEAL)  
Fletcher A. Cooper, Jr. Ronda Jones Cooper

STATE OF NORTH CAROLINA Forsyth COUNTY

I, Georgia C Wood a notary public do hereby certify that FLETCHER A. COOPER, JR., AND WIFE, RONDA JONES COOPER personally appeared before me this day and acknowledged the due execution of the foregoing.  
Witness my hand and seal, this the 27 day of April 2014.

  
Notary Public

My commission expires:  
10-26-2014



**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 in the northern right of way line of East Clemmons ville Road, said point being the southwest corner of Lot 7 on the Map hereinafter described, said point also being located in the eastern margin of a 15 ft. alley; thence running with the eastern margin of said alley, N. 04 degrees 30 minutes E. 225.45 feet to an iron stake thence S. 85 degrees 31 minutes E. 58.05 feet to an iron stake; thence S. 03 degrees 23 minutes W. 165.42 feet to an iron stake in the northern right of way line of East Clemmons ville Road; thence with said right of way line S. 50 degrees 03 minutes W. 85.80 feet to the point and place of **BEGINNING** and **BEING** all of Lot 7 and part of Lot 6, Map of F.M. Hahn property recorded in Plat Book 7, page 21, in Forsyth County Register of Deeds Office. Block 0775, Lots 006B-007.

**PROPERTY ADDRESS:** 1049 E Clemmons ville Rd., Winston Salem, NC 27107

**TRACT FOUR:**

**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 FIVE:**

**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 SIX:**

**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 SEVEN:**

**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 EIGHT:**

**BEING KNOWN and designated as Lots No. 334 & 335 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 NINE:**

**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**

Exhibit "A"  
Page 3

**Tract Ten:**

BEGINNING at an iron stake in the Southern margin of a 16 foot easement extending from Robin Woods Lane, said point being the Northwest corner of David B. Boyles (1247DB1035, Forsyth County Registry); running thence along two lines with Boyles: South 20° 08' West 111.02 feet to an iron stake and South 73° 10' East 191.40 feet to an iron stake in the West line of the Dogwood Crest Development (14PB9); thence South 3° 39' West 223.89 feet to an iron stake in the North line of Lot No. 12 of the Dogwood Crest Development; thence with Francis F. Duggins (593DB344) North 51° 48' West 309.42 feet to an iron stake, a new corner; thence along a new line North 20° 08' East 212.83 feet to an iron stake in the Southern margin of the aforesaid 16 foot easement; thence along the Southern line of said easement South 78° 21' East 40.00 feet to the point and place of BEGINNING, containing 1.03 acres, more or less, and being a portion of Lot Nos. 18 and 19 as shown on the map of the J. G. Clayton Property (5PB82).

TOGETHER with an easement extending from Robin Woods Lane to the above property described as follows: BEGINNING at an iron stake, the SW corner of the Chester A. Landingham property (DB 1255, P 1490) and running thence along Robin Woods Lane South 29° 16' West 26.22 feet; thence South 78° 21' East 156.20 feet to a point; thence North 20° 08' East 9.11 feet to an iron stake; thence South 78° 21' East 40 feet to an iron stake; thence North 20° 08' East 16 feet, more or less to a point in Landingham's South line; thence along said line North 78° 21' West 200 feet more or less to the BEGINNING.

Property address: 5739 Robin Wood Lane, Winston Salem, NC

**Tract Eleven:**

**TRACT ONE:** BEGINNING at the southwestern intersection of Brookline and Sink Street, runs thence Southward along Sink Street 50 feet to S. M. Teague's corner; thence with Teague's line Westward at right angles to Sink Street 150 feet to an alley; thence along said alley to Brookline Street; thence Eastward along Brookline Street to the BEGINNING. Also being known as Block 0755, Lot 101

**TRACT TWO:** LYING on the west side of Sink Street, BEGINNING at a point which is 50 feet south of the southwestern intersection of Sink Street Brookline Streets; and running thence Southwardly 50 feet along the western line of Sink Street and of that width running westward at right angles to Sink Street 150 feet to an alley. Also being known as Tax Block 0755, Lot 102.

**TRACT THREE:** BEGINNING at a point in the south line of Brookline Street 150.4 feet west from its intersection with the west line of Sink Street, said point also being the northwest corner of the property of James Woodrow Teague et al described in Book 1024 at page 69 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence in a southerly direction 100 feet with the west boundary of said Teague property; thence in a southwesterly direction 7.5 feet to the middle of the unnamed alleyway; thence in a northerly direction along the midline of the unnamed alleyway a distance of 100 feet to a point in the south line of Brookline Street; thence eastwardly along the south line of Brookline Street; thence eastwardly along the south line of Brookline Street; thence eastwardly along the south line of Brookline Street 7.5 feet to the point and place of BEGINNING. Being a portion of that property described in Deed Book 1222, Page 0366, Forsyth County Registry.

ALSO being known as Tax Block 0755, Lot 306.

Property Address: 2504 Sink Street, Winston-Salem, NC

**Tract Twelve:**

BEGINNING at an iron stake in the west line of Lexington Road, said stake being at the north east corner of Lot No. 33 on the hereinafter mentioned map; thence Northwardly with the west line of the road 75 feet to a stake, the southeast corner of Lot No. 37; thence westwardly with the south line of Lot No. 37, 373.8 feet to a stake located 150' eastward from and alley; thence southwardly on a line parallel with the alley 75.3 feet to a point in the north line of Lot No. 33; thence with said North line eastwardly 366.66 feet to the BEGINNING, being the eastern portion of Lots Nos. 34, 35, 36 on the map of Oak Forest, as recorded in Plat Book 7 Page 1, in the office of the Register of Deeds of Forsyth County, North Carolina, reference is hereby made for a more particular description.

Property address: 3642 South Main Street, Winston Salem, NC