



2014030103 00125
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
08-19-2014 02:51:03 PM

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

BK: RE 3192
PG: 4196-4199

North Carolina General Warranty Deed

Excise Tax: 0

Mail/Box to: Grantee 179

This instrument was prepared by: Mark J. Chiarello

Brief description for the Index: Tracts 1, 2, 3, 4, 5 and 6

THIS DEED made this 19 day of August, 2014, by and between:

GRANTOR

Davey L. Grubbs and Wife, Susan H. Grubbs
7140 Orchard Path Drive
Clemmons, NC 27012

GRANTEE

Grubbs Investment Properties, LLC
7140 Orchard Path Drive
Clemmons, NC 27012

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

See Attached 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 said Grantor does covenant that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever with the exception of the following items:

Easements, Restrictions, rights of way of public record and 2014 ad valorem taxes.

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



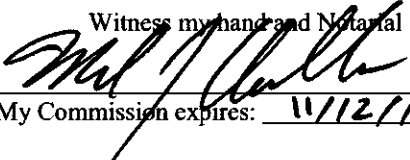
Davey L. Grubbs



Susan H. Grubbs

State of North Carolina - County of Forsyth.

I, the undersigned Notary Public of the County and State aforesaid, certify that **Davey L. Grubbs and wife, Susan H. Grubbs** personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal, this 19 day of Aug, 2014.

My Commission expires: 11/12/14

MARK J CHIARELLO
NOTARY PUBLIC
FORSYTH COUNTY, NC
MY COMMISSION EXPIRES 11-12-2014

EXHIBIT A

Tract 1: BEING known and designated as Lots 36 and 37 as shown on the Plat of Rosedale, Section 1, as recorded in Plat Book 1 at Page 93 in the office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 3311 Urban Street, Winston-Salem, NC 27107

Tract 2: BEGINNING at an iron stake on the South side of Gholson Street (formerly Patterson Avenue), said stake being 200 feet West of the southwest intersection of Bruce Street and Gholson Street; running thence westwardly with the South side of Gholson Street 50 feet to a stake, and of that width extending back between parallel lines 110 feet to the North line of Lots 341 and 342; being known and designated as Lot Nos. 357 and 358 of Columbia Heights Extension, recorded in Plat Book 4, Page 177, office of the Register of Deeds of Forsyth County, North Carolina. For further reference see Book 335, Page 182 and Deed Book 534, Page 121, Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 1401 Gholson Avenue, Winston-Salem, NC 27105

Tract 3: BEGINNING at an iron stake, said iron stake being located at the southwest corner of the Shrewsbury tract described in Deed Book 1499, Page 1772, Forsyth County Registry, Thence from said beginning point North 28° 38' 01" East 384.64 Feet to an iron stake in the centerline of Ben Lane; thence with the centerline of Ben Lane South 59° 11' East 96.63 feet to an iron stake; thence South 20° 48' 50" West 30.00 feet to an iron stake; thence with North 69° 11' 10" West 1.81 feet to an iron stake; Thence with the West right of way line of Kenny Lane South 20° 48' 50" West 440.0 feet to an iron stake; Thence North 33° 12' 59" West 180.0 feet to an iron stake, the point and place of BEGINNING, all according to a survey by Larry L. Callahan, R.L.S. entitled "Map for Ronald L. Shrewsbury and wife, Sandra G. Shrewsbury, Dated May 14, 1987, Job No. 1290-1." Together with all Right, Title and Interest to that certain MH 1986 interterm CLR1395-28X56- Diplomat II; Ten 103723/24 Vin#. The grantor also conveys herewith a permanent non-exclusive easement for the purposes of ingree, egress, and regress across those easements described in Deed Book 1499, Pages 1403 through 1415 inclusive, Forsyth County Registry. Block 5167, Lot 133

Property Address: 5090 Kennybrook Lane, Walkertown, NC 27051

Tract 4: BEING known and designated as Lots 48, 49, 50 and 51 as shown on the Map of Section 1 of the J. Lindsay Walker Estates as recorded in Plat Book 13, Page 140 in the Office of the Register of Deeds of Forsyth County, North Carolina. To which map reference is hereby made for a more particular description.

Being all and the same lands and premises conveyed to Equity One, Inc. by deed from Kellam & Pettit, P.A., Substitute Trustee, By W.J. Kellam, Jr., President, dated 3/11/2008 and recorded 3/12/2008, in Book 2818, Page 479 in the Recorder's Office for Forsyth County.

Property Address: 1710 Old Hollow Road, Walkertown, NC 27051

Tract 5: BEING known and designated as Lots 371 and 372 as shown on the Map of Columbia Heights Extension, recorded at Plat Book 4, Page 177 of the Forsyth County Registry.

Property Address: 1504 Gholson Avenue, Winston-Salem, NC 27105

Tract 6: BEING KNOWN AND DESIGNATED as Lots Number 254 and 101 as shown by and upon a Map of North Cameron Park addition made by G. F. Hinshaw, Civil Engineer, in January, 1938 and of record in the Public Registry of Forsyth County, Plat Book 8 at Page 217, 8 sheets.

Property Address: 900 North Graham Avenue, Winston-Salem, NC 27101