



2016035461 00089

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

09-07-2016 11:31:54 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3306**PG: 2304-2307**

PREPARED BY: Combs Law Firm, PLLC

RETURN TO: Grantee @ 4702 Old Rural Hall Road, Winston-Salem, NC 27105

Mail future tax bills to: Grantee @ 4702 Old Rural Hall Road, Winston-Salem, NC 27105

Excise Stamps: \$NTC

ENVELOPE

NORTH CAROLINA)

)

GENERAL WARRANTY DEED

FORSYTH COUNTY)

THIS DEED made this 22 day of August, 2016, by and between BERNARD F. BENNETT, SR. and wife, SUSAN BENNETT, 611 Franklin Pierce Highway, Barrington, NH 03825, (hereinafter referred to as "Grantors"), to JABS LLC, 4702 Old Rural Hall Road, Winston-Salem, NC 27105, (hereinafter referred to as "Grantee").

The designation Grantors 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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do 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 EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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 Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property herein above described is subject to the following exceptions: Rights of way, easements and restrictions of record, current year ad valorem taxes.

For further reference, see Deed Book 2998, Page 3242; Deed Book 3012, Page 3742 & Deed Book 2998, Page 3247, Forsyth County Registry.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals as of the day and year first above written.

The property being conveyed _____ does or X does NOT include the primary residence of at least one Grantor. (Per NCGS§105-317.2)

Bernard F. Bennett, Sr. (SEAL)
Bernard F. Bennett, Sr.

Susan Bennett (SEAL)
Susan Bennett

STATE OF NEW HAMPSHIRE - County of Stratford

I, the undersigned, a Notary Public of Stratford County, State aforesaid, certify that Bernard F. Bennett, Sr., either being personally known to me or proven by satisfactory evidence, acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 22nd day of August, 2016.

My Commission expires:

Jennifer E. Uhlman
Notary Public

Print Name: Jennifer E. Uhlman

JENNIFER E. UHLMAN, Notary Public
My Commission Expires February 11, 2020

STATE OF NEW HAMPSHIRE - County of Stratford

I, the undersigned, a Notary Public of Stratford County, State aforesaid, certify that Susan Bennett, either being personally known to me or proven by satisfactory evidence, acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 22nd day of August, 2016.

My Commission expires:

Jennifer E. Uhlman
Notary Public

Print Name: Jennifer E. Uhlman

JENNIFER E. UHLMAN, Notary Public
My Commission Expires February 11, 2020

EXHIBIT "A"**TRACT I:**

BEGINNING at an iron stake in the eastern right of way of Pacific Drive; same also being the southwest corner of Lot 17-B, in Tax Block 2999 of the Forsyth County Tax Maps; thence from said iron running along the southern boundary line of said Lot 17-B, Tax Block 2999 of the Forsyth County Tax Maps, South 87° 18' 12" East 395.55 feet to an iron located in the western boundary line of Lot 23-B in Tax Block 2999 of the Forsyth County Tax Maps; running thence South 1° 51' 44" West 41.48 feet to an iron; thence South 89° 40' 29" East 49.05 feet to an iron; thence South 22° 49' 52" East 84.16 feet to an iron; thence South 1° 56' 10" East 90.45 feet to an iron; thence North 87° 38' 10" West 336.89 feet to an iron, running along the eastern right of way line of Pacific Drive, North 33° 30' West 257.12 feet to the point and place of BEGINNING; containing 1.82 acres, more or less, as shown on a survey by Daniel W. Donathan, Registered Land Surveyor, dated June 6, 1988.

Property address: 975 Pacific Drive, Winston-Salem, NC

TRACT II:

BEING KNOWN AND DESIGNATED as Lot 32 as shown on a map of Mary A. Gough property as recorded in Plat Book 7 at Page 86 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property address: 3227 Rosie Street, Winston-Salem, NC

TRACT III:

BEGINNING at a point 27 feet east of the northeast intersection of Cleveland Avenue and 23rd Street; running East with the north line of 23rd Street 48 feet to an iron stake; thence Northwardly 100 feet to a point; thence Westwardly parallel with 23rd Street 48 feet to a point; thence Southwardly parallel with Cleveland Avenue 100 feet to the place of BEGINNING; being known and designated as the southeastern portion of Lot #77 on the plat of Fairview, recorded in Book 90, Page 589, in the Office of the Register of Deeds of Forsyth County, North Carolina. Together with improvements thereon; said property being located at 1205 East 23rd Street, Winston-Salem, North Carolina.

Property address: 1205 E. 23rd Street, Winston-Salem, NC

TRACT IV:

BEING KNOWN AND DESIGNATED as Lot 39 and the strip ten (10) feet wide off the entire extreme side of Lot No. 40, Lindsay-Patterson Brietz, as recorded in Plat Book 8, Page 52, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property address: 1004 Albert Street, Winston-Salem, NC