

ENVELOPE

2007067144 00105

FORSYTH CO, NC

FEE \$29.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED:

11-21-2007 02:28 PM

KAREN GORDON

REGISTER OF DEEDS

By: E NAVARRO DPTY

BK: RE 2797

PG: 480-485

Revenue Stamps \$0.00

\*\*\*NO TITLE SEARCH REQUESTED NOR PERFORMED\*\*\*

Instrument prepared by: **Bunch & Associates, PLLC, 514 S. Stratford Road, Suite 240**  
**Winston-Salem, NC 27103**

Mail after recording to Grantee at address below

## NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this 19<sup>th</sup> day of November, 2007, by and between,

GRANTOR	GRANTEE
NORMAN C. NOAH, JR. and wife, LEANN L. NOAH 505 Holly Ridge Drive Winston-Salem, NC 27105	N&N PROPERTIES OF THE TRIAD, INC., a North Carolina corporation 505 Holly Ridge Drive Winston-Salem, NC 27105

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all those certain lots, tracts, or parcels 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, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to easements, rights of way and restrictions of record, if any, ad valorem taxes, and County and Municipal Zoning Ordinances.

Grantor makes no warranty express or implied concerning the title to the above referenced property.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

*Norman C. Noah, Jr.* (SEAL)  
NORMAN C. NOAH, JR.

*Leann L. Noah* (SEAL)  
LEANN L. NOAH

STATE OF NORTH CAROLINA )  
COUNTY OF FORSYTH )

I, CAROLYN D. DALTON, a Notary Public of the County and State aforesaid, do hereby certify that NORMAN C. NOAH, JR. and wife, LEANN L. NOAH each personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 19 day of November 2007.

My Commission Expires: 11/2/2009

*Carolyn D. Dalton*  
Notary Public

SEAL

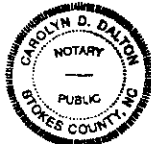


EXHIBIT A

Tract One (6088 Cain Forest Drive, Walkertown)

BEING KNOWN AND DESIGNATED as Lot No. 139, as shown on the Map of R. Don Cain, Phase Five, Sheet Two, as recorded in Plat Book 36, page 65, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Block 5167F, Lot 139

Address: 6088 Cain Forest Drive, Walkertown, NC 27051

Tract Two (5080 Hutchins Street, Winston-Salem)

BEING KNOWN AND DESIGNATED as Lot No. 21 as shown on the Plat of Roman Acres, Section One, as recorded in Plat Book 27, Page 165, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Subject to restrictive covenants of record.

Tract Three (944 Cotton Street, Winston-Salem)

BEGINNING at an existing .25" rebar set in the South right of Cotton Street at the Northeast corner of Ranney E. Wright, et ux (Deed Book 1675, Page 994); thence with the South right of way of Cotton Street on a counterclockwise curve having a chord direction North  $81^{\circ} 57' 41''$  East and chord distance 113.83 feet ( $a = 114.41'$ ,  $r = 328.09'$ ) to an existing .25" rebar, Sherman F. Pierce's (Deed Book 1973, Page 1285) Northwest corner; thence with Pierce's line and falling in on the line of Earl S. Byers, et ux (Deed Book 1874, Page 1997) South  $07^{\circ} 06' 54''$  West 173.89 feet to an existing iron pipe in the North right of way of Albert Street; thence with the North right of way of Albert Street North  $83^{\circ} 06' 34''$  West 109.86 feet to an existing .25" rebar, Ranney E. Wright's Southeast corner, thence with Wright's line North  $07^{\circ} 06' 35''$  East 144.56 feet to an existing .25" rebar, the place of Beginning. This property is also known as parcel 12 of the West Salem Community Development Area, Plat Book 27, Page 37.

The above descriptions are drawn according to a map of survey prepared by David J. O'Brien, RLS, dated January 6, 1998, (Job No. 10187).

## EXHIBIT A (cont'd)

Tract Four (988 Cotton Street, Winston-Salem)

**BEGINNING** at an existing iron pipe set in the South right of way of Cotton Street at the Northwest corner of Mary B. Williard (Deed Book 963, Page 150); thence with Williard's West line South 07° 06' 35" West 142.90 feet to a point in a concrete retaining wall at the North right of way of Albert Street; thence along the North right of way of Albert Street North 82° 52' 34" West 99.90 feet to an existing iron pipe; thence North 09° 10' 30" East 142.98 to an existing iron pipe in the South right of way of Cotton Street; thence with the South right of Cotton Street South 82° 53' 06" East 94.75 feet to an existing iron pipe, the place of Beginning. This property is also known as parcels 9 & 10 of the West Salem Community Development Area, Plat Book 27, Page 37.

Tract Five (3630/3624 Yarbrough Avenue, Winston-Salem)

**BEGINNING** at an existing iron pipe located south 79 degrees, 27 minutes, 57 seconds east 1.23 feet of a tall bent existing iron pipe with said iron pipe being the north west corner of that property owned by Minnie B. Shouse as described in Deed Book 814, Page 289 of the Forsyth County Register of Deeds; continuing thence north 02 degrees, 04 minutes, 48 seconds east 91.64 feet along the eastern line of that property owned by Old Town Civic Club, Inc. as described in Deed Book 707, Page 220 of the Forsyth County Register of Deeds to an iron pipe set north 61 degrees, 15 minutes, 56 seconds west 1.34 feet of an existing iron pipe; continuing thence north 52 degrees, 37 minutes, 37 seconds west 53.98 feet to an existing iron pipe, west 8.80 feet of an existing iron pipe, said iron pipe being the south east corner of that property owned by St. Armands Apts, LLC as described in Deed Book 1919, Page 2104 of the Forsyth County Register of Deeds; continuing thence north 37 degrees, 18 minutes, 24 seconds east 260.01 feet to an existing iron pipe, said iron pipe being the north east corner of that property owned by St. Armands Apts, LLC; continuing thence south 52 degrees, 36 minutes, 03 seconds east 99.42 feet along the southern right of way line of Yarbrough Avenue to a mag nail set, said mag nail being the north west corner of the property owned by Deva D. Sharma and wife, Vimla Sharma as described in Deed Book 1377, Page 844 of the Forsyth County Register of Deeds; continuing thence south 37 degrees, 23 minutes, 57 seconds west 168.00 feet to a mag nail set, said mag nail set being in a south west corner of that property owned by Deva D. Sharma and wife, Vimla Sharma; continuing thence south 52 degrees, 25 minutes, 50 seconds east 109.48 feet to an existing iron pipe, said iron pipe being on the western line of that property owned by Jeanella J. Clayton as described in Deed Book 2075, Page 2225 of the Forsyth County Register of Deeds; continuing thence south 37 degrees, 08 minutes, 06 seconds west 85.38 feet along the western line of that property owned by Jeanella J. Clayton to an existing rebar located north 71 degrees, 17 minutes, 01 seconds west 1.30 feet of an existing iron pipe deep, said rebar being the south west corner of that property owned by Jeanella J. Clayton; continuing thence south 88 degrees, 54 minutes 00 seconds west 130.22 feet to an existing iron pipe located south 79 degrees, 27 minutes, 57 seconds east 1.23 feet of a tall bent existing iron pipe, said iron pipe being the point of BEGINNING. Being a part of Lots 20, 21, and 22 as shown on the plat of Oldtown Heights, Section 6 as recorded in Plat Book 17, Page 173 of the Forsyth County Register of Deeds.

This conveyance is made subject to an easement recorded in Deed Book 1499, Page 1664 of the Forsyth County Register of Deeds and any other easements of record.

This conveyance is made subject to the Declaration of Restrictions, Conditions, and Easements imposed by Shugart Enterprises, Inc. dated October 24, 1972 as recorded in Deed Book 1039, Page 14 of the Forsyth County Register of Deeds.

This legal description describes that 0.9491 acre tract surveyed for Norman C. Noah, Jr. and wife, Leann L. Noah by David J. O'Brien dated July 22, 1999.

PAGE TWO

## EXHIBIT A (cont'd)

Tract Six (3620 Yarbrough Avenue, Winston-Salem)

BEGINNING at an iron stake in the southwestern right of way line of East Yarbrough Avenue, said iron stake being the common corner of Lots 22 and 23 in said right of way line, as shown on the Map of Oldtown Heights, Section 8, recorded in Plat Book 17, page 173 in the Office of the Register of Deeds of Forsyth County, NC, thence from said point of beginning and with the common line of Lots 22 and 23, South 37° 21' West 168 feet to an iron stake, thence the two new courses and distances, North 52° 39' West 109.42 feet to an iron stake, thence North 37° 21' East 168 feet to a point in the southwestern right of way line of East Yarbrough Avenue, thence with said right of way line, South 52° 39' East 109.42 feet to an iron stake, the point and place of beginning. Being a part of Lots 21 and 22 as shown on the Map of Oldtown Heights, Section 8, recorded in Plat Book 17, page 173 in the Office of the Register of Deeds of Forsyth County, NC. For further reference see Deed Books 1028, page 499 and 1030, page 590 in the Forsyth County Registry. Said description is in accordance with a survey made by Harris A. Copton, registered Engineer, dated August 28, 1977, and being shown thereon as Lot A.

This conveyance is made subject to a non-exclusive easement for ingress, egress, regress, drainage, installation and maintenance of utility lines and for parking over, across and under the following described area of the above described tract for the benefit of the remainder of the property described in Deed Book 1028, page 499 and Deed Book 1030, page 590, recorded in the Office of the Register of Deeds of Forsyth County, NC.

BEGINNING at an iron stake in the southwestern right of way line of East Yarbrough Avenue, said stake being distant North 52° 39' West 109.42 feet from the common corner of Lots 22 and 23 in said right of way line as shown on the Map of Oldtown Heights, Section 8, recorded in Plat Book 17, page 173 in the Office of the Register of Deeds of Forsyth County, NC, thence from said point of beginning, South 37° 21' West 168 feet to an iron stake, thence South 52° 39' East 44.42 feet to a point, thence North 37° 21' East 188.0 feet to a point in the southwestern right of way of East Yarbrough Avenue, thence with said right of way line, North 52° 39' West 44.42 feet to an iron stake, the point and place of beginning.

Conveyed herewith is a non-exclusive easement for ingress, egress, regress, drainage, installation and maintenance of utility lines and for parking over, across and under the following described tract:

BEGINNING at an iron stake in the southwestern right of way line of East Yarbrough Avenue, said stake being distant North 52° 39' West 109.42 feet from the common corner of Lots 22 and 23 in said right of way line as shown on the Map hereinbefore referred to, thence from said point of beginning, South 37° 21' West 168.0 feet to an iron stake, thence South 52° 39' East 44.42 feet to a point, thence South 37° 21' West 12.8 feet to a point, thence North 52° 39' West 88.84 feet to a point, thence North 37° 21' East 180 feet to a point in the southwestern right of way line of East Yarbrough Avenue, thence with said right of way line, South 52° 39' East 44.42 feet to an iron stake, the point and place of beginning.

Said easements, retained and granted, shall be appurtenances to and run with the land described in Deed Book 1028, page 499 and Deed Book 1030, page 590, in the Office of the Register of Deeds of Forsyth County, North Carolina.

This conveyance is made subject to the Declaration of Restrictions, Conditions, and Easements imposed by Shugart Enterprises, Inc. dated October 14, 1977, recorded in the Office of the Register of Deeds of Forsyth County, NC.

## EXHIBIT A (cont'd)

Tract Seven (4221 Brownsboro Road, Winston-Salem)

**BEGINNING** at a point, said point being located in the northern right of way of Brownsboro Road, and being South  $50^{\circ} 47' 10''$  West 342.54 feet from the southeast corner of that tract of land described in Deed Book 1126, Page 153 of the Forsyth County Registry, said beginning point also being the southwest corner of the hereinafter described tract of land; and running thence from said beginning point North  $39^{\circ} 35' 40''$  East 136.32 feet to a point, said point being located in the southern line of that tract of land conveyed to SCP Office Partnership by deed recorded in Deed Book 1118, Page 573, Forsyth County Registry; running thence from said point with the southern line of said property South  $53^{\circ} 24' 50''$  East 86.70 feet to a point; running thence from said point South  $42^{\circ} 49' 20''$  East 75.23 feet to a point; said point being the southeast corner of that tract of land conveyed to SCP Office Partnership by deed recorded in Deed Book 1118, Page 573, Forsyth County Registry; running thence from said point South  $39^{\circ} 45' 18''$  West 129.87 feet to a point located in the northern right-of-way line of Brownsboro Road; running thence with the northern right-of-way of Brownsboro Road, North  $50^{\circ} 47' 10''$  West 160.79 feet to the point and place of **BEGINNING**.

**ALSO BEING KNOWN** and designated as Lots Nos. 5 and 6 on an unrecorded map entitled property of Gupton-Skidmore Associates and dated February 7, 1978 as prepared by Harris B. Gupton, R.L.S.

For further reference see survey prepared by United Ltd. dated July 29, 1985 Being also Tax Block 3442, Lots 5 and 6.

Tract Eight (1079 Reynolds Road, Lewisville)

**BEGINNING** at an iron set in the South line of Nora T. Holder (Deed Book 337, Page 217, Tax Block 4433 Lot 42C) said iron also being the Northeast corner of Leslie F. Fryar (Deed Book 1720, Page 1054, Tax Block 4433, Lot 43B and 44B); thence with Nora T. Holder's South line South  $89^{\circ} 00' 00''$  East 600.00 feet to an iron set in the West line of Fred T. Holder (Deed Book 1039, Page 403, Tax Block 4433, Lot 41N); thence with Fred T. Holder's West line South  $01^{\circ} 00' 00''$  East 185.00 feet to an iron found at Carrie H. McMillan's Northeast corner (Deed Book 1302, Page 445, Tax Block 4433, Lot 45A); thence with Carrie H. McMillan's North line and falling in on the North property lines of J. W. Hicks (Deed Book 644, Page 421, Tax Block 4433, Lot 45C); Joe N. Hicks (Deed Book 1302, Page 111, Tax Block 4433, Lot 45B) and J. W. Hicks (Deed Book 644, Page 421, Tax Block 4433, Lot 45C) North  $89^{\circ} 00' 00''$  West a total distance of 595.10 feet to an iron set, the aforesaid Leslie F. Fryar's Southeast corner; thence with Leslie F. Fryar's East line North  $02^{\circ} 30' 54''$  West 185.24 feet to the **BEGINNING** containing 2.5363 A± according to a map of survey prepared for Grantors by Sizemore and Associates, PA, dated November 17, 1995.

**ALSO CONVEYED** herein is a 30 feet wide permanent, non-exclusive easement for ingress and egress to Reynolds Road across the lands now owned by Leslie F. Fryar, said access easement being the 30 feet lying North of Fryar's Southern property line said line being described with reference to the herein described tract as follows: **BEGINNING** at an iron set at the Southwest corner of the herein described 2.5363 A± and also being the Southeast corner of Fryar; thence North  $89^{\circ} 00' 00''$  West 116.79 feet to an iron found within the right of way of Reynolds Road between the East edge of the pavement and the East right of way line and continuing on the same course across Reynolds Road to Fryar's Southwest corner.