2013009829 00051
FORSYTH CO, NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$480.00
PRESENTED & RECORDED:
03-05-2013 10:56:29 AM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY
BK: RE 3109
PG: 3779-3782

Drawn by: George S. Thomas, Bailey & Thomas, P.A., P.O. Box 52, Winston-Salem, NC 27102 Box 83
Mail After Recording To: Grantee at _____
Revenue Stamps $ [redacted] 480.00
GRANTOR DID NOT RESIDE IN THIS PROPERTY.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ____ day of March, 2013, by and between

GRANTOR	GRANTEE
Melmar Properties, LLC, **A North Carolina limited liability company** 2601 Country Club Road Winston-Salem, NC 27104	**V Plus, LLC,** **A North Carolina limited liability company** 1056 Burke Street Winston-Salem, NC 27101

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

See Exhibit "A" Attached

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, 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:

1. Ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, stat, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property

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

Melmar Properties, LLC

By: Martin L Holton III (SEAL)
Martin L. Holton, III, Member/Manager

****

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Martin L. Holton, III, Member/Manager of Melmar Properties, LLC

March 4, 2013.

Place notary seal below this line:

Jean O. Sparks
Notary Public

Print/Type Notary Name: Jean O. Sparks

My Commission Expires: 7-14-2016

Jean O Sparks
Notary Public
Forsyth County, NC
My Commission Expires July 14, 2016

Exhibit "A"

Tract One:

237 N. Sunset Drive
Pin no.: 6825-65-8928

BEGINNING at a point, said point the northwest corner of Roy M. Guthrie as recorded in Book 852, Page 192, Forsyth County Registry, pin no.: 6825-65-7991, said point of beginning also lying in the right-of-way line of North Sunset Drive, thence proceeding from said point of beginning along the right-of-way line of North Sunset Drive, North 37°48'39" East a chord distance of 60.99 feet, radius = 215.21 feet and L = 61.20 feet to a point, said point being the southwest corner of George M. Bryan and Ann T. Doherty as recorded in Deed Book 1347, Page 291, Forsyth County Registry, pin no.: 6825-66-8014; thence proceeding along the southern line of Bryan and Doherty, South 87°07'38" East 170.94 feet, said point being the southeast corner of SCOSR General Properties, LLC as recorded in Deed Book 3075, Page 3543, Forsyth County Registry, pin no.: 6825-66-8074, said point also lying in the western line of a 15 foot public alley as shown in Plat Book 2, Page 48; thence following the western line of the 15 foot alley, South 04°10'36" West 50.03 feet to a point, said point being the northeast corner of Guthrie; thence following the northern line of Guthrie, North 87°07'19" West 204.74 feet to the point and place of beginning, containing 0.22 acres, more or less according to a survey for V Plus, LLC as surveyed by McAnally Land Surveying, P.C., dated 2-19-2013, job no.: 13-21.

Tract Two:

615 W. First Street
Pin no.: 6835-05-6511

BEGINNING AT A POINT, said point being the southwestern corner of Judith B. Maloy, pin no.: 6835-05-6572, said point also lying in the northern right-of-way line of W. First Street, thence proceeding from said point of beginning along the northern right-of-way line of W. First Street, South 84°27'45" West 50.00 feet to a point; thence North 05°01'01" West 120.06 feet to a point; thence North 04°51'09" West 43.02 feet to a point, said point lying in the southern line of Kylie Kavanaugh as recorded in Deed Book 3063, Page 3695, Forsyth County Registry, pin no.: 6835-05-5658; thence along the southern line of Kavanaugh, North 84°17'26" East 50.05 feet to a point; thence South 05°04'02" East 43.25 feet to a point; thence South 04°54'55" East 119.99 feet to a point, said point being the point and place of beginning, containing 0.19 acres, more or less, according to a survey for V Plus, LLC as surveyed by McAnally Land Surveying, P.C., dated 2-22-13, job no.: 13-23.

Tract Three:

Shady Boulevard – Vacant Lot
Pin no.: 6835-05-5542.00

BEGINNING AT A POINT, said point being the northeast intersection of Shady Boulevard and W. First Street; thence proceeding from said point of beginning along the east right-of-way line of Shady Boulevard, North 06°21'02" East 108.69 feet to a point, thence continuing along the east right-of-way line of Shady Boulevard, North 00 05'18" East 56.69 feet to a point, said point being the southwest corner of Kylie Kavanaugh as recorded in Book 3063, Page 3695, pin no.: 6835-05-5658; thence proceeding along the southern line of Kavanaugh, North 84°17'26" East 84.09 feet to a point; thence South 04°51'09" East 43.02 feet to a point; thence South 05° 01'01" East 120.06 feet to a point, said point lying in the northern right-of-way line of W. First Street; thence following the northern right-of-way line of W. First Street, South 84°29'24" West 110.44 feet to the point and place of beginning, containing 0.36 acres , more or less, according to a survey for V Plus, LLC as surveyed by McAnally Land Surveying, P.C., dated 2-22-2013, job no.: 13-23.