



BK1690 P1170

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STATE OF NORTH CAROLINA

Real Estate Excise Tax

100.00

APR 10 1990

PRESENTED FOR
REGISTRATION
AND RECORDED

APR 10 5 00 PM '90

L. L. FEAS
REGISTER OF DEEDS
FORSYTH CITY, N. C.

File. ⁰⁰pd AH

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.

Verified by County on the day of, 19.....

by

Mail after recording to Randolph M. James, McCall & James Box 12

This instrument was prepared by Randolph M. James

Brief description for the Index

[]

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of April, 1990, by and between

GRANTOR

JDL Castle Corporation,
A North Carolina Corporation

GRANTEE

R & J Messick, Inc.,
A North Carolina Corporation

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 City of Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 1469, Page 1520

A map showing the above described property is recorded in Plat Book page.....

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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

JDL Castle Corporation, A North Carolina Corporation
(Corporate Name) Corporation

By: *W. David Shannon*
W. David Shannon President

Attest: *David J. Shannon*
Secretary (Corporate Seal)

USE BLACK INK ONLY

..... (SEAL)
..... (SEAL)
..... (SEAL)
..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, County.

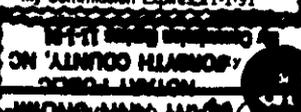
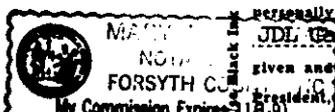
I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of, 19.....



SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that *David J. Shannon* personally came before me this day and acknowledged that *David J. Shannon* is Secretary of JDL Castle Corporation a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, seated with its corporate seal and attested by *David J. Shannon* as its Secretary. Witness my hand and official stamp or seal, this *10* day of *April*, 19.90.....



My Commission Expires: *Nov. 9, 1991* *Mary Ann Crump* Notary Public

The foregoing instrument was acknowledged before me by *Ann Crump, NP Forsyth Co, NC*

I am certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: *Karen Pierce* L.E. Spas REGISTER OF DEEDS FOR *Forsyth* COUNTY
Deputy Assistant Register of Deeds

Tract 2 (905 Crowder Street)

BEING located on Crowder Road, and being known and designated as Lot No. 23, as shown on the map of MANHATTAN, as recorded in Plat Book 2, Page 86, Public Registry of Forsyth County, North Carolina. Being also known as Lot 23 in Block 964, Forsyth County Tax Maps.

Tract 3 (911 Crowder Street)

BEING located on Crowder Street, and being known and designated as Lot No. 22, as shown on the map of MANHATTAN DEVELOPMENT, as recorded in Plat Book 2, Page 86, Public Registry of Forsyth County, North Carolina. Being also known as Lot 22 in Block 964, Forsyth County Tax Maps.

Tract 4 (915 Crowder Street)

BEING located on Crowder Road, and being known and designated as Lot No. 21, as shown on the map of MANHATTAN, as recorded in Plat Book 2, Page 86, Public Registry of Forsyth County, North Carolina. Being also known as Lot 21 in Block 964, Forsyth County Tax Maps.

Tract 9 (913 Ferndale Avenue)

BEING located on the North side of Ferndale Avenue, formerly known as Wilson Street, and being known and designated as Lots Nos. 9 and 10 in Block A, as shown on the map of NEW SUBDIVISION OF BLOCK H, E. B. CASSEL FARM, as recorded in Plat Book 4, Page 15, as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina; and being sometimes designated as Lots Nos. 9B and 10B in Block 1817A, Winston Township on the Forsyth County Tax Map; and being the same property as that described in Deed Book 999, Page 707, Forsyth County Public Registry. (except narrow strip deeded to city)

Tract 7 (2329 Dunbar Street)

BEGINNING at an iron stake in the North line of Dunbar Street; running thence Northwardly 150 feet to an iron stake; thence Westwardly 50 feet to an iron stake, thence Southwardly 150 feet to an iron stake in the North line of Dunbar Street; thence Eastwardly along the North line of Dunbar Street 50 feet to the place of BEGINNING and being known and designated as Lot No. 214 as shown on the Map of Fourteenth Street Development Company as recorded in Plat Book 2, page 32-A, Register of Deeds Office of Forsyth County, North Carolina. Also see deed from Fourteenth Street Development Company to Frank P. Hairston and wife, Essie Hairston recorded in Book of Deeds 249 on page 234, Register of Deeds Office of Forsyth County, North Carolina.

For back title see deed from Frank P. Hairston (Widower) to Smithdeal Realty & Insurance Company recorded in Book of Deeds 296 on page 15, Register of Deeds Office of Forsyth County, North Carolina.

Tract 17 (2805 Manchester Street)

Lot No. 29 as shown on the map of Property of L. C. Oakley recorded in the Office of the Register of Deeds of Forsyth County, N.C., in the Plat Book 3, Page 18, to which said map reference is hereby made for a full and complete description. On said map the above lot fronts 50 feet on the east side of Manchester Street and extends back eastwardly of that same even width 150 feet.

Tract 35 (711 East 13th Street)

Beginning at the corner of Robert Jenkins lot on the north side of Thirteenth Street in Winston, North Carolina, which point is 250 feet west from Liberty Street, thence west with Thirteenth Street 50 feet to corner of J. T. Thompson's lot, thence north with his line 160 feet to the place of the beginning.

Also known as Lot. No. 113, Block No. 266, recorded in the Office of the Tax Supervisor of Winston-Salem, North Carolina.

For further reference see Deed Book 65, Page 174, in the Office of the Register of Deeds, Forsyth County, North Carolina.

Tract 22 (322 14th Street)

Lying and being in the City of Winston-Salem, on the South side of Lenoir Street, sometimes called Fourteenth Street, beginning at an iron pipe on the South side of Lenoir Street, the said pipe being situated 255 feet East of the East side of Depot Street, now called Patterson Avenue, running thence Southwardly along a line parallel with Patterson Avenue 140 feet to an iron pipe on the North side of an alley; thence Eastwardly along the North side of said alley 50 feet to an iron pipe; thence along a line parallel with the first line herein 140 feet to an iron pipe on the South side of Lenoir Street; thence Westwardly along the South side of Lenoir Street 50 feet to the place of beginning; and being the same property conveyed by Engle Land Company, a Corporation, to James A. Linville by Deed recorded in Book 116 at Page 192.

Tract 23 (327 14th Street)

BEGINNING at an iron stake in the North line of 14th Street (formerly called Lenoir Street), said stake being located 330 feet Eastwardly from the East line of Patterson Avenue, formerly called Depot Street; running thence Northwardly on a line parallel with the East line of Patterson Avenue 140 feet to an iron stake in the South line of an alley; thence with the South line of the alley Eastwardly 50 feet to an iron stake; thence Southwardly on a line parallel with the East line of Patterson Avenue 140 feet to an iron stake in the North line of 14th Street; thence with said line Westwardly 50 feet to the Beginning; Being sometimes designated as Lot No. 118 in Block 230 on the Forsyth County Tax Map; and being the same property as that described in Deed Book 507, Page 345, Public Registry of Forsyth County, North Carolina.

Tract 32 (328 E. 17th Street)

BEGINNING at a point in the South side of 17th Street located 150 feet East of the intersection of Patterson Avenue and 17th Street; and running thence East 50 feet with the South side of 17th Street to a 15 foot alley; thence with the West side of said alley 195 feet to an iron pipe (Piatt's corner); thence Westwardly 50 feet to an iron stake (S.G. Hick's Southeast corner); thence Northwardly 195 feet to the point of BEGINNING, containing 9,750 square feet, more or less. Being the same property as that described in Deed Book 1279 Page 1542, Public Registry of Forsyth County, North Carolina; and being Lot No. 105 in Block 232 on the Forsyth County Tax Map.

Tract 29 (1218 E. 26th Street)

BEGINNING at an iron stake in the Southside of Rochester Avenue, now Twenty-Sixth Street, corner of Lot No. 20, in Block 2, and running Eastwardly with the said Rochester Avenue 50 feet to an iron stake in the corner of Lot No. 22, and of that width extending Southwardly 150 feet to an alley; being known and designated as on the property of R. J. Reynolds as Lot No. 21, Block 2. See Deed Book 89, Page 586. See Deed Book 166, Page 111; See Deed from H. W. Masten and wife, to G. W. Douglas and wife, Hazel L. Douglas, See Deed from G. Douglas and Wife, Hazel L. Douglas to I. W. Grogan.

BEING the same property as that described in Deed Book 685, Page 286, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tract 30 (2105 E. 26th Street)

BEGINNING at an iron stake on the South side of 26th Street, said stake being at the Northwest corner of Geneva Swift Frogg Property, said stake also being Westwardly 125 feet from the Southwest intersection of 26th Street and Machine Street; thence Southwardly 95.4 feet to the North line of Lot No. 29, Southwest corner of Mrs. Frogg's property; thence Westwardly along the North line of Lots Nos. 20 and 5, a distance of 69 feet to an iron stake in the North line of Lot No. 5; thence Northwardly 95.4 feet to an iron stake in the South line of 26th Street; thence Eastwardly with said line 69 feet to the Beginning; being parts of Lots Nos. 6, 7, 18 and 19 on the map of VANTAGE VIEW, as recorded in Plat Book 6, Page 130; being sometimes designated as Lots Nos. 6A, 7A and 101A, in Block 1373, Winston Township; and being the same property as that described in Deed Book 1003, Page 439, Forsyth County Public Registry.

For Revenue Stamps See Book 1397 Page 92.

Tract 19 (611 Mildred Street)

LYING and being in the Middlefork Township No. 1, Forsyth County, North Carolina, and being known and designated as Lots Nos. 19 and 20, Block F, as shown on the map of Tallywood, as recorded in Plat Book 4 page 160(2), 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 of said property. For further reference see Deed recorded in Book 565 page 289.

Tract 21 (615 Mildred Street)

LYING and being in the Middlefork Township # 1, Forsyth County, North Carolina, and being known and designated as Lots number 21 and 22, Block F, as shown on the map of Tallywood, as recorded in Plat Book 4 page 160(2), 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 of said property. For further reference see Deed recorded in Book 565 page 289, Deed Book 1020, Page 424, Deed Book 1469, Page 1525 (Tract 18).

2927 Old Greensboro Road

LYING AND BEING East of the City of Winston-Salem, N.C. on U.S. Highway 158 and 421 and being known and designated as Lots Nos. 3F, 4F and 5F on the Map of Sam Fulp property No. 2, as surveyed by W. O. Doggett, Jr. November 1939. For further reference on same see map recorded in the office of the Register of Deeds of Forsyth County, N.C. in Plat Book 11 Page 78. The property herein conveyed is also described in Tax Block 1554, Lots 3F, 4F and 5F.

2923 Old Greensboro Road

LYING and being east of the City of Winston-Salem, N.C. on U.S. Highway 158 and 421 and being known and designated as Lots Nos. 1F and 2F on the map of Sam Fulp property No. 2, as surveyed by W. O. Doggett, Jr. November 1939. For further reference of same see map recorded in the office of the Register of Deeds of Forsyth County, N.C., in Plat Book 11, Page 78. The property herein conveyed is also described in tax block 1554, Lots 1F and 2F.