

FORSYTH COUNTY
2217

12-28-95



\$2.00



Real Estate
Excise Tax

Excise Tax

198

PRESENTED FOR
REGISTRATION
AND RECORDED

'95 DEC 28 P3:10

John Hollen
Register of Deeds
Forsyth Co. NC

*12/28/95
K1883
0895*

Recording Time, Book and Page

Tax Lot No. 102 of Block 113 Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Don R. House, 3325 Healy Drive, Winston-Salem, NC 27103

This instrument was prepared by Don R. House

Brief description for the Index

901 W. Fourth St., Winston-Salem, NC

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of December, 1995, by and between

GRANTOR

William G. Benton ~~and wife,~~
~~Bonnie M. Benton~~

GRANTEE

Z House R-E, LLC

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

PK1883 0896

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1644 at Page 453, Forsyth County Register of Deeds.

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:

- ad valorem taxes; and
- easements and restrictions of record; and
- this conveyance is made expressly subject to and Grantee does not assume any liability on the \$325,000 purchase money note dated June 28, 1988, payable to the Periwinkle Corporation secured by the purchase money deed of trust recorded in Book 1644 at Page 454, Forsyth County Register of Deeds; and
- Grantee expressly assumes liability for \$58,568 advance and loan from The Bonus Plan Limited Partnership.

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.

(Corporate Name) _____
By: _____

President
ATTEST: _____

Secretary (Corporate Seal)

USE BLACK INK ONLY

William G. Benton (SEAL)

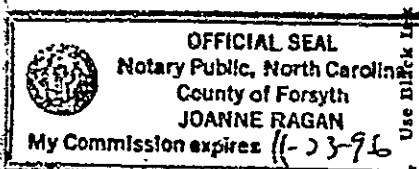
Dunice M. Benton (SEAL)

(SEAL)

(SEAL)

SEAL-STAMP

NORTH CAROLINA, FORSYTH County.



I, a Notary Public of the County and State aforesaid, certify that William G. Benton Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28 day of December 1995.

My commission expires: 11-23-96 Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____

personally came before me this day and acknowledged that _____ he is _____ Secretary of

_____ 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, sealed with its corporate seal and attested by _____ as its _____ Secretary.

Witness my hand and official stamp or seal, this _____ day of _____, 19_____

My commission expires: _____ Notary Public

The foregoing Certificate(s) of _____

JoAnne Ragan NP

Forsyth County NC

is/are 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.

JOHN HOLLEMAN, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY

By _____ Deputy Assistant Register of Deeds

K1883 0897

EXHIBIT A

BEGINNING at an iron stake at the southwest corner of the intersection of Summit and 4 1/2 Streets, 152.2 feet South 04 degrees 37' East from an iron stake at the common corner of Winston Lots 381 and 283 on map of Salem and Winston, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Map Book 8, at page 66; running thence with the west line of said Summit Street South 04 degrees 37' East 205.04 feet to an iron stake at the present northwest corner of West 4th and said Summit Streets; thence with the north line of said 4th Street, South 85 degrees 06' West 63.12 feet to an iron stake, in the north line of Brookstown Avenue (formerly Old Fries Plank Road); thence with said north line North 50 degrees 47' West 36.78 feet to an iron stake 7 feet north of the curb; thence North 04 degrees 37' West 179.4 feet to an iron stake in the south line of said 4 1/2 Street; thence with said south line North 84 degrees 45' East 90 feet to the BEGINNING, being the east ends of Winston Lots 378 and 379 on said map of Salem and Winston, excepting the portion of Lot 378 used in widening said West 4th Street.