


**2011016545 00175**

 FORSYTH CO, NC FEE \$25.00  
 STATE OF NC REAL ESTATE EXT  
**\$322.00**

 PRESENTED & RECORDED:  
**05-02-2011 04:20:30 PM**

 C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: RANDY L SMITH  
 DPTY

**BK: RE 3000**  
**PG: 1383-1385**

Drafted by: William E. Rabil, Jr.  
 Mail tax bills to Grantee at: 1056 Burke Street, Winston-Salem, NC 27101

*Box 35*

### **FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 2 day of May, 2011 by and between TWIN CITY INVESTMENT COMPANY, a North Carolina Corporation as GRANTOR, to V PLUS, LLC, a North Carolina Limited Liability Company, as GRANTEE.

The Grantor's address is 401 Jersey Avenue, Winston-Salem, NC 27101.  
 The Grantee's address is 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, in consideration of Ten Dollars and Other Valuable Considerations (\$10.00 & O.V.C.) to it 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 located in Forsyth County, North Carolina, and more particularly described as on attached Exhibit A.

#### **TRACT I:**

Property Address: 920 Carolina Avenue, Winston-Salem, NC 27101  
 PIN NO. 6815-77-7379.00  
 Tax Lots 106 and 107 of Tax Block 130

#### **TRACT II:**

Property Address: 1301 Clover Street, Winston-Salem, NC 27101  
 PIN NO. 6825-76-6854.00  
 Tax Lot 101 of Tax Block 0126

The property conveyed herein does not include a primary residence of the Grantor.

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to easements, rights-of-way and restrictive covenants of record, if any, and ad valorem taxes for the current year, and subsequent years.

IN WITNESS WHEREOF the Grantor has caused this instrument to be signed in its name by its Vice President by authority duly given, the day and year first above written.

TWIN CITY INVESTMENT COMPANY,  
a North Carolina Corporation

By: Eleanor A. Dinkins (SEAL)  
ELEANOR A. DINKINS, President

By: Gail Dinkins, Vice Pres. (SEAL)  
GAIL DINKINS, Vice President

STATE OF NORTH CAROLINA - FORSYTH COUNTY

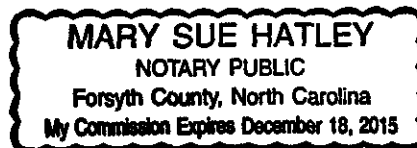
I, Mary Sue Hatley, a Notary Public of Forsyth County, NC, do hereby certify that on this 2 day of May, 2011, before me personally appeared ELEANOR A. DINKINS, President and GAIL DINKINS, Vice President of TWIN CITY INVESTMENT COMPANY, a North Carolina Corporation who proved to me by satisfactory evidence to be the person who signed the foregoing document in behalf of the corporation pursuant to authority duly given and acknowledged to me that she signed it voluntarily for its stated purpose.

Witness my hand and notarial seal or stamp this the 2 day of MAY, 2011.

Mary Sue Hatley  
Notary Public

MARY SUE HATLEY  
Typed or printed name of Notary Public

My commission expires: 12/18/2015



## EXHIBIT A

## TRACT I:

BEGINNING at a point 230 feet from Brookstown Avenue and on Carolina Avenue; thence running in a southeast direction 150 feet to an iron stake on alley; thence southwest with alley 50 feet to an iron stake; thence running northwest 150 feet to an iron stake in Carolina Avenue; thence in a northeast direction with Carolina Avenue 50 feet to the place of BEGINNING the herein described tract being 40 feet of the southwest side of Lot No. 56 and 10 feet of the northeast side of Lot No. 57, as shown on Map of West End Hotel and Land Company, Section No. 2, as recorded in Book 59, Page 95, and in Plat Book 8, Page 85, Forsyth County Registry.

There is also conveyed by this deed any right, title and interest which the Grantor may have owned or had an easement for ingress and egress over any alley as shown on said plat.

See Deed Book 307, Page 245 and Quitclaim Deed recorded in Book 322, Page 4 (first tract in said Quitclaim Deed). See also Estate of Elsie Thomas (File No. E 4440 in the office of the Clerk of Superior Court of Forsyth County, North Carolina). For further reference see Book 882, Page 475 and Book 2771, Page 882, Forsyth County Registry.

Property Address: 920 Carolina Avenue, Winston-Salem, NC 27101

PIN: 6815-77-7379.00

Tax Lots 106 and 107 of Tax Block 130

## TRACT II:

BEGINNING at an iron stake in the northeast corner of Clover Street and Jersey Avenue and extends in a northerly direction with the line of Clover Street 80 feet to a stake; thence in an easterly direction 180 feet more or less to a stake in an alley; thence in a southerly direction with the west line of said alley 80 feet to a stake in Jersey Avenue; thence in a westerly direction with Jersey Avenue 180 feet to the place of Beginning, the herein described tract being a portion of "Plot No. 9", as shown on the Map of the West End Hotel and Land Company, Section No. 2, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 8, Page 85, reference to which is hereby made for a more particular and definite description.

There is also conveyed by this deed any right, title and interest which the Grantor may have owned or had an easement for ingress and egress over any alley as shown on said plat.

For chain of title see; Book of Deeds of Trust 274, Pages 219 to 224 inclusive; Book of Deeds 95, Page 342; Book 93, Page 138; Book 84 Page 160; Book 60, Page 442 and Book 59, Page 683. See also Deed Book 344, Page 263 and the Will of R. D. Shore. For further reference see Deed Book 847, Page 267 and Book 2771, Page 882, Forsyth County Registry.

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PIN: 6825-76-6854.00

Tax Lot 101 of Tax Block 0126