



FORSYTH COUNTY  
1112

88-02-95



\$10.00



Real Estate  
Excise Tax

Excise Tax

BK1866 P3394

PRESENTED FOR  
REGISTRATION  
167 AND RECORDED

'95 AUG -2 P4:41

John Holleman  
Register of Deeds  
Forsyth Co. NC

\$12.00  
D. B. B. B.

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....  
Verified by ..... County on the ..... day of ....., 19.....  
by .....

Mail after recording to .... Stern Graham & Klepfer, LLP, Post Office Box 3112  
..... Greensboro, NC 27402

This instrument was prepared by .... Michael Peacock

Brief description for the Index

## NORTH CAROLINA SPECIAL WARRANTY DEED

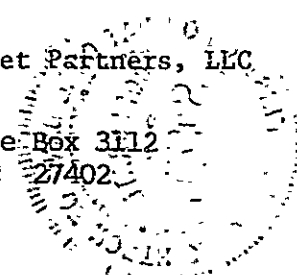
THIS DEED made this 25 day of July, 1995, by and between

GRANTOR

GRANTEE

First Union National Bank of North Carolina  
Special Assets Division  
201 S. College St., CP-13  
Charlotte, NC 28288-0659

N. Cherry Street Partners, LLC  
c/o Post Office Box 3112  
Greensboro, NC 27402



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 attached Exhibit "A"

APCC 00818

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The property hereinabove described was acquired by Grantor by instrument recorded in Bk 1838, Pg 4083

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, covenants, restrictions and other matters of record

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.

First Union National Bank of North Carolina  
(Corporate Name)

By:

President

Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

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.....

My commission expires: ..... Notary Public

NORTH CAROLINA, Mecklenburg ..... County.

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

personally came before me this day and acknowledged that S. he is Asst. Secretary of First Union National Bank of NC a national banking association and that by authority duly given and as the act of the association, the foregoing instrument was signed in its name by its Asst. Vice President, sealed with its corporate seal and attested by herself as its Asst. Secretary.

Witness my hand and official stamp or seal, this 25 day of July, 1995.

My commission expires: 11-17-99 Notary Public

The foregoing Certificate(s) of Michael Peacock ND Mecklenburg Co

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 of

JOHN HOLLEMAN, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By B. Edwards Deputy, Assistant Register of Deeds.

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## ***EXHIBIT A***

BEGINNING at an iron, the southwest corner of the intersection of the right-of-way of Cherry Street and 20th Street and proceeding South 08 deg. 10' West 38.00 feet chord to an iron; thence North 85 deg. 35' 40" West 155.09 feet to an iron; thence North 17 deg. 19' East 34.23 feet to an iron; thence along the southern right-of-way of 20th Street South 87 deg. 20' East 150.00 feet to an iron, the point and place of BEGINNING. BEING the northern corner of Lot No. 9 of the North Cherry Street Development, Block 17, as shown in Plat Book 4 at page 54 and 55 in the Office of the Register of Deeds of Forsyth County, North Carolina. ALSO BEING KNOWN as Lot 102, Block 1349 on the Forsyth County Tax Map. BEING the same property as that described in Deed Book 1238 at Page 1355, Forsyth County Public Registry.

The said W.J. Kellam, Jr. has heretofore been appointed Substitute Trustee by instrument recorded in Book 1818 at Page 2045 of the Forsyth County Public Registry.