

2006000807 00187

FORSYTH CO, NC FEE \$23.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED:

01-05-2006 03:41 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: ROSALYN E MARSH DEPUTY

BK:RE 2629

PG:4239-4242

ENVELOPE

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No.

Verified by Forsyth County on the \_\_\_\_ day of \_\_\_\_, 2005.

By:

Mail/Box to: Grantee, 9800 Concord Church Road, Lewisville, NC 27023

This instrument was prepared by: John P. Van Zandt, III, Esq.

- No Title Search Performed. -

Brief description for the Index: See descriptions on Exhibit "A" attached.

January, 2006

THIS DEED made this 4th day of ~~December, 2005~~, by and between

## GRANTOR

Harris Triad Homes, Inc.

## GRANTEE

N&G Properties, Inc.  
9800 Concord Church Road  
Lewisville, NC 27023

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 attached Exhibit "A" hereto and incorporated herein by reference.

This deed transfers marital property of Nancy Harris (now Nancy Cranfill) and Benard R. Harris per their agreement to distribute their marital property as a consequence and incidence of their Absolute Divorce.

*No taxable consideration*  
*Jey*

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, the 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, other than the following exceptions:

Easements and restrictions of record, if any, and 2005 ad valorem taxes prorated to date of closing.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

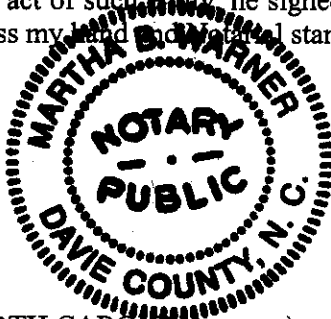
Harris Triad Homes, Inc.

By: Ben R. Harris (SEAL)  
Ben R. Harris, President

STATE OF NORTH CAROLINA )  
 )  
FORSYTH COUNTY )

I, Martha B. Warner, a Notary Public of Davie County, North Carolina, do hereby certify that Ben R. Harris personally came before me this day and acknowledged that he is the President of Harris Triad Homes, Inc., a North Carolina corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal, this 4 day of January, 2005.

SEAL/STAMP



Martha B. Warner  
Notary Public

My Commission Expires: July 4, 2007

STATE OF NORTH CAROLINA )  
 )  
FORSYTH COUNTY )

The foregoing Certificate of \_\_\_\_\_ is 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: \_\_\_\_\_  
Deputy-Assistant

**EXHIBIT "A"**

**TRACT I: (705 Bluffridge Trail, Winston-Salem, NC 27103)**

BEING KNOWN AND DESIGNATED as Lot Number 47, as shown on the plat of MCGREGOR PARK, as recorded in Plat Book 32, page 196, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**TRACT II: (716 Bluffridge Trail, Winston-Salem, NC 27103)**

BEING KNOWN AND DESIGNATED as Lot Number 5, as shown on the plat of MCGREGOR PARK, as recorded in Plat Book 32, page 196, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**TRACT III: (720 Bluffridge Trail, Winston-Salem, NC 27103)**

BEING KNOWN AND DESIGNATED as Lot Number 6, as shown on the plat of MCGREGOR PARK, as recorded in Plat Book 32, page 196, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**TRACT IV: (724 Bluffridge Trail, Winston-Salem, NC 27103)**

BEING KNOWN AND DESIGNATED as Lot Number 7, as shown on the plat of MCGREGOR PARK, as recorded in Plat Book 32, page 196, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**TRACT V: (1162 Jonestown Road, Winston-Salem, NC)**

BEING all of Lot 54, of the CHESTERFIELD Subdivision, as per plat thereof recorded in Plat Book 27, page 124, in the Forsyth County Register of Deeds Office, Forsyth County, North Carolina.

**TRACT VI: (4112 Primrose Path, Winston-Salem, NC)**

BEING KNOWN AND DESIGNATED as Lot Number 76, as shown on the map of BRIAR GLEN, SECTION 2, as recorded in Plat Book 33, pages 176 and 177, 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.

**TRACT VII: (3905 Gracemont Drive, Winston-Salem, NC)**

**EXHIBIT "A"**  
**continued**

BEGINNING at an existing iron pipe, said iron pipe being in the north right-of-way line of Gracemont Avenue and lying South 02° 32' 41" West 264.78 feet from the southeast corner of Lot 1, Yarborough-Leinbach's Property (Plat Book 18, Page 155, Forsyth County Registry); running thence from said BEGINNING point, North 86° 37' 40" West 86.00 feet to a point in the north right-of-way line of Gracemont Avenue, running thence from said point North 03° 45' 00" East 106.50 feet to a point; running thence from said point, South 86° 37' 40" East 83.76 feet to a point; running thence from said point, South 02° 32' 41" West 106.51 feet to the point and place of BEGINNING, containing 9,040 square feet and being designated as Lot 1 on an unrecorded plat of survey by John Edward Beeson, PLS, dated 04/09/02.