

2007032201 00355
 FORSYTH CO, NC FEE \$29.00
 STATE OF NC REAL ESTATE EXT
\$950.00
 PRESENTED & RECORDED:
 06-01-2007 04:00 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: PATSY RUTH DAVIS DPTY
BK: RE 2758
PG: 269-274

Prepared by: Dennis W. McNames
 Womble Carlyle Sandridge & Rice, PLLC
 No title search or verification of legal description performed by draftsman

Return to:

Box 53

STATE OF NORTH CAROLINA)
)
 COUNTY OF FORSYTH)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into this 31 day of May, 2007, by and between **Wachovia Bank, N.A., and Jane H. Hanes as Co-Trustees** under Agreement dated 05/06/1971 with Jane H. Hanes, amended and restated 12/17/1985 and 07/28/1997 a 62.81913% undivided interest and **Wachovia Bank, N.A., and Jane H. Lambeth as Co-Trustees** under Will of P. Huber Hanes f/b/o Jane H. Hanes, Et. Al a 37.18087% undivided interest. hereinafter collectively referred to as "Grantor", to **W. 1st, LLC, a North Carolina limited liability company** hereinafter referred to as "Grantee", whose mailing address is 6300 Armsby Road, Clemmons, North Carolina 27012;

WITNESSETH:

That the Grantor in consideration of Four Hundred Seventy-Five Thousand and No/100 Dollars (\$475,000.00), and other valuable considerations, the receipt of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does bargain, sell and convey unto Grantee, it successors and assigns, fee simple title to the following tract or parcel of land situate in Winston Township, Forsyth County, North Carolina, and more particularly described as follows:

A certain lot or parcel of land situated in the City of Winston-Salem, North Carolina, and being described as follows:

BEGINNING at a point marked by an iron stake on the south right-of-way line of Cloverdale Avenue, such point also being the northeast corner of a parcel of land

conveyed by Forsyth County Land Company to N.A. King and wife, Bessie B. King, by deed dated April 24, 1967, and recorded in the Office of the Register of Deeds of Forsyth County, in Deed Book 943, page 212, reference to which is hereby made; running thence with said line of Cloverdale Avenue North 87° 38" East 109.76 feet to a nail in the walk (approximately 9.69 feet south of the curb of Cloverdale Avenue); thence with West First Street the three (3) following courses and distances: South 82° 45' East 77.97 feet; thence South 73° 20' East 25.32 feet; thence South 74° 19' East 18.0 feet to a point; thence on a new line, South 23° 06' West 39.70 feet to a point; thence South 1° 44' West 49.67 feet to a point; thence North 89° 00' West 101.48 feet to a point; thence North 1° 21' East 10.0 feet to an iron stake; thence with the north right-of-way of Interstate 40, North 85° 06' West 109.71 feet to an iron stake and also being the southeast corner of a parcel of land conveyed by Forsyth County Land Company to N.A. King and wife, Bessie B. King, by deed dated April 24, 1967, and recorded in the Office of the Register of Deeds of Forsyth County in Deed Book 943, page 212; running thence North 01° 21' East 83.70 feet to the point and place of BEGINNING.

This property is now known as Lot 301, Block 1088 on the Forsyth County Tax Maps as presently constituted, and was designated TRACT A in that certain deed recorded in Deed Book 1305, page 364, in the Office of the Register of Deeds of Forsyth County.

Property Address: 1530 West First Street, Winston-Salem, North Carolina

TOGETHER with all right, title and interest of the Grantor in and to the aforesaid real estate in accordance with a survey description as follows:

BEGINNING at an iron found in the northern right-of-way line of Business I-40, the southeast corner of the herein described parcel and the southwest corner of that tract now or formerly owned by Williams Properties Ltd. Partners thence from said BEGINNING point with the northern right-of-way line of Business I-40 the following three (3) courses and distances: North 89° 15' 04" West 75.81 feet to an iron found; North 01° 13' 52" East 10.05 feet to an iron placed; and North 84° 31' 42" West 110.12 feet to an iron found, the southwest corner of the herein described parcel and the southeast corner of that tract now or formerly owned by George and Loula Ballas; thence with the east line of George and Loula Ballas, North 01° 20' 51" East 83.84 feet to an iron found, the northwest corner of the herein described parcel and the northeast corner of the aforesaid tract of Ballas, thence with the right-of-way line of an unnamed connector street and West First Street the following two (2) courses and distances: North 87° 48' 55" East 109.84 feet to an iron placed and South 82° 34' 05" East 78.05 feet to an iron placed, the northeast corner of the herein described parcel and the northwest corner of that tract now or formerly owned by Williams Properties Ltd. Partners, thence with the line of the aforesaid Williams Properties Ltd. Partners South 02° 15' 37" West 99.52 feet to the point and place of BEGINNING and containing 17,989 square feet (0.4130 acres) as shown on that boundary survey by Kale Engineering / Randall G.

Kale, PLS, dated December 17, 2001 and bearing job number 2001128. Further being all of Tax Lot 301 of Block 1088, Forsyth County Tax Maps.

This conveyance is made expressly subject to conditions, restrictions, reservations and easements, if any, duly filed of record, constituting constructive notice thereof, and 2007 ad valorem taxes prorated to the date of closing.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantees, their heirs and assigns in fee simple forever.

Wachovia Bank, N.A., and Jane H. Hanes as Co-Trustees under Agreement dated 05/06/1971 with Jane H. Hanes, amended and restated 12/17/1985 and 07/28/1997 and Wachovia Bank, N.A., and Jane H. Lambeth as Co-Trustees under Will of P. Huber Hanes f/b/o Jane H. Hanes, Et. Al. do hereby covenant that they have done nothing to impair such title as Grantor received and that they have not placed or suffered to be placed any presently existing liens or encumbrances on the applicable undivided interests in the premises, and that they will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of Wachovia Bank, N.A., and Jane H. Hanes as Co-Trustees under Agreement dated 05/06/1971 with Jane H. Hanes, amended and restated 12/17/1985 and 07/28/1997 and Wachovia Bank, N.A., and Jane H. Lambeth as Co-Trustees under Will of P. Huber Hanes f/b/o Jane H. Hanes, Et Al. insofar as it is its duty to do so by virtue of their office as Co-Trustees, but no further.

IN TESTIMONY WHEREOF, Wachovia Bank, N.A., and Jane H. Hanes as Co-Trustees under Agreement dated 05/06/1971 with Jane H. Hanes, amended and restated 12/17/1985 and 07/28/1997 and Wachovia Bank, N.A., and Jane H. Lambeth as Co-Trustees under Will of P. Huber Hanes f/b/o Jane H. Hanes, Et. Al. have caused this instrument to be duly executed by its Vice President, attested by its Assistant Secretary and has caused its corporate seal to be affixed hereunto, as of the day and year first above written.



Jane H. Hanes
Assistant Secretary

WACHOVIA BANK, N.A., as Co-Trustee under Agreement dated 05/06/1971 with Jane H. Hanes, amended and restated 12/17/1985 and 07/28/1997

By: *Timothy F. Morrison*
Vice President
Timothy F. Morrison



Jane H. Hanes
Assistant Secretary

WACHOVIA BANK, N.A., as Co-Trustee under Will of P. Huber Hanes f/b/o Jane H. Hanes, Et. Al.

By: *Timothy F. Morrison*
Vice-President
Timothy F. Morrison

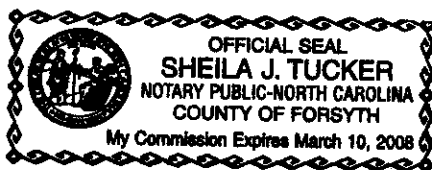
Jane H. Hanes
Jane H. Hanes as Co-Trustee under Agreement dated 05/06/1971, amended and restated 12/17/1985 and 07/28/1997

Jane H. Lambeth
Jane H. Lambeth, as Co-Trustee under Will of P. Huber Hanes f/b/o Jane H. Hanes, Et. Al.

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, SHEILA J. TUCKER, a Notary Public of the County of Forsyth, State of North Carolina, certify that JAMES W. BLACKBURN personally came before me this day and acknowledged that he/she is Assistant Secretary of WACHOVIA BANK, N.A., as Co-Trustee under Will of P. Huber Hanes f/b/o Jane H. Hanes, Et. Al. and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President, sealed with its corporate seal and attested by him/her as its Assistant Secretary.

WITNESS my hand and notarial stamp or seal, this the 31 day of May, 2007.



(Official Seal)

Sheila J. Tucker
Notary Public

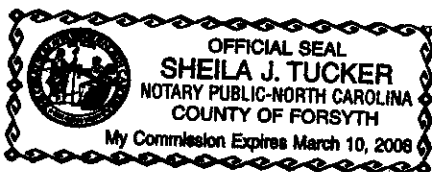
SHEILA J. TUCKER, Notary Public
(Notary's printed or typed name)

My commission expires: MARCH 10, 2008

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, SHEILA J. TUCKER, a Notary Public of the County of Forsyth, State of North Carolina, certify that JAMES W. BLACKBURN personally came before me this day and acknowledged that he/she is Assistant Secretary of WACHOVIA BANK, N.A., as Co-Trustee under Agreement dated 05/06/1971 with Jane H. Hanes, amended and reinstated 12/17/1985 and 07/28/1997 and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President, sealed with its corporate seal and attested by him/her as its Assistant Secretary.

WITNESS my hand and notarial stamp or seal, this the 31 day of May, 2007.



(Official Seal)

Sheila J. Tucker
Notary Public

SHEILA J. TUCKER, Notary Public
(Notary's printed or typed name)

My commission expires: MARCH 10, 2008

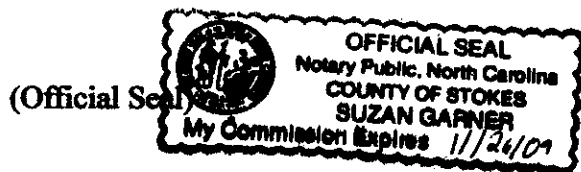
STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Jane H. Lambeth as Co-Trustee under Will of P. Huber Hanes f/b/o Jane H. Hanes, Et. Al.

Date: 05/31/2007

Suzan Garner
(official signature of Notary)



Suzan Garner, Notary Public
My commission expires: 11/26/09

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Jane H. Hanes as Co-Trustee under Agreement dated 05/06/1971 with Jane H. Hanes, amended and reinstated 12/17/1985 and 7/28/1997

Date: 05/31/2007

Suzan Garner
(official signature of Notary)

Suzan Garner, Notary Public

(Official Seal)

My commission expires: 11/26/2009

