



2011013167 00007

FORSYTH CO. NC FEE \$25.00  
 STATE OF NC REAL ESTATE EXT  
**\$1500.00**

PRESENTED &amp; RECORDED:

04-06-2011 08:39:18 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH  
DPT**BK: RE 2996****PG: 3977-3979**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \_\_\_\_\_

Tax Lot No. 102 of Block 113 Parcel Identifier No. \_\_\_\_\_

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2011

By \_\_\_\_\_

Mail/Box to: This instrument was prepared by: **Don R. House, 3325 Healy Drive, Winston Salem, NC 27103**Brief description for the Index: **901 West Fourth Street, Winston Salem, NC**THIS DEED made this 4<sup>th</sup> day of April, 2011, by and between**GRANTOR**

Z HOUSE R-E, LLC  
 1105 Brookstown Avenue  
 Winston Salem, NC 27101

**GRANTEE**

PACIFIC RIM, INC.  
 1320 Fawndale Drive  
 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 hereby 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 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A**

**THIS PROPERTY IS BEING SOLD "AS IS" WHICH SHALL SURVIVE THE CLOSING.**

Property Address: **901 West Fourth Street, Winston Salem, NC 27101**The property hereinabove described was acquired by Grantor by instrument recorded in **Book 1883 Page 0895**.

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, other than the following exceptions:

**Property taxes and easements of record.**

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

Z HOUSE R-E, LLC

By: \_\_\_\_\_

William G. Benton, Manager

**USE BLACK INK ONLY**

SEAL-STAMP

State of North Carolina, County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal, this \_\_\_\_ day of \_\_\_\_\_, 2011.

My Commission expires: \_\_\_\_\_

Notary Public

SEAL-STAMP

State of North Carolina, County of Forsyth

I, Joanne Ragan, a Notary Public of the County and State aforesaid, certify that **William G. Benton** personally came before me this day and acknowledged that he is the **Manager of Z HOUSE R-E, LLC a North Carolina limited liability company**, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name or on its behalf as its act and deed.

JOANNE RAGAN  
Notary Public - North Carolina  
Davie County

WITNESS my hand and Notarial stamp or seal this 4 day of April, 2011.

My Commission expires: 12-18-2011

Notary Public

SEAL-STAMP

State of North Carolina, County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

WITNESS my hand and official Notarial stamp or seal, this \_\_\_\_ day of \_\_\_\_\_, 2011.

My Commission expires: \_\_\_\_\_

Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ 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.

\_\_\_\_\_  
Register of Deeds for \_\_\_\_\_ County.

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

EXHIBIT A

901 West Fourth Street  
Winston Salem, NC 27101

Lying and being located in Forsyth County North Carolina, and being more particularly described as:

**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.