FORSYTH COUNTY
2217

12-28-95

STATE OF NORTH CAROLINA

$2.00

Real Estate Excise Tax

Excise Tax

198

PRESENTED FOR REGISTRATION AND RECORDED

'95 DEC 28 P3:10

John Holland
Register of Deeds
Forsyth Co. N.C.

137.00 Refund

BK1883 0895

Recording Time, Book and Page

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

Verified by ..... County on the ..... day of ....., 19 .....

by .....

Mail after recording to Don R. House, 3325 Healy Drive, Winston-Salem, NC 27103

.....

This instrument was prepared by Don R. House

Brief description for the Index 901 W. Fourth St., Winston-Salem,NC

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of December , 1995 , by and between

GRANTOR	GRANTEE
William G. Benton ~~and wife, Bonnie M. Benton~~	Z House R-E, LLC

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 , Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

N.C. Bar Assoc Form No. 3 © 1976, Revised 1977.
Printed by Agreement with the N.C. Bar Assoc. 1981

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1644 at Page 453, 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 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

a. ad valorem taxes; and
b. easements and restrictions of record; and
c. this conveyance is made expressly subject to and Grantee does not assume any liability on the $325,000 purchase money note dated June 28, 1988, payable to the Periwinkle Corporation secured by the purchase money deed of trust recorded in Book 1644 at Page 454, Forsyth County Register of Deeds; and
d. Grantee expressly assumes liability for $58,568 advance and loan from The Bonus Plan Limited Partnership.

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.

USE BLACK INK ONLY

William G. Benton (SEAL)

Eunice E. Benton (SEAL)

(SEAL)

(SEAL)

(Corporate Name)

By: .....

.....President

ATTEST:

.....

.....Secretary (Corporate Seal)

SEAL-STAMP

NORTH CAROLINA, FORSYTH County.

I, a Notary Public of the County and State aforesaid, certify that William G. Benton and ..... Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28 day of December, 1995.

OFFICIAL SEAL
Notary Public, North Carolina
County of Forsyth
JOANNE RAGAN
My Commission expires 11-23-96

My commission expires: 11-23-96 Notary Public

SEAL-STAMP

NORTH CAROLINA, ... County.

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

personally came before me this day and acknowledged that ____ he is ..... Secretary of ..... a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its ..... President, sealed with its corporate seal and attested by ..... as its ..... Secretary. Witness my hand and official stamp or seal, this .....day of ....., 19.....

Use Black Ink

My commission expires: ..... Notary Public

The foregoing Certificate(s) of JoAnne Ragan NP Forsyth County NC

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.

JOHN HOLLEMAN, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY

By Nida Dolan Deputy Assistant Register of Deeds

N.C. Bar Assn. Form No. 3 © 1976, Revised 1977 Printed by Agreement with the N.C. Bar Assn. Poole Printing Co., Inc. P.O. Box 58487, Raleigh, N.C. 27658

EXHIBIT A

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.