2006075474 00190
FORSYTH CO, NC FEE $20.00
STATE OF NC REAL ESTATE EXTX
$201.00
PRESENTED & RECORDED:
12-01-2006 01:04 PM
DICKIE C WOOD
REGISTER OF DEEDS
By:BETTY C CAMPBELL DPTY
BK:RE 2713
PG:2105-2107

DRAFTED BY: Philip E. Searcy, Attorney at Law
155 Sunnynoll Court, Suite 200
Winston-Salem, NC 27106

RECORDING TIME

EXCISE TAX: $_____

PROBATE AND FILING FEE $_____ PAID

Tax Block: 3411 Lots: 103, 104 and 304 Parcel Identifier No. _____
Property Address: 1562 North Peace Haven Road, Winston-Salem, NC 27104
Mail after recording to: Grantee @ 3465 Polo Road, Winston-Salem, NC 27106
Mail future tax bills to: Grantee @ 3465 Polo Road, Winston-Salem, NC 27106

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of November, 2006, by and between

GRANTOR	GRANTEE
SADIE H. HENNING FAMILY LIMITED PARTNERSHIP	U & F DEVELOPMENT, LLC

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, in consideration of Ten Dollars and Other Valuable Considerations ($10.00 & O.V.C.) to it 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 in Winston Township, Forsyth County, North Carolina, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR DESCRIPTION OF SUBJECT PROPERTY, WHICH IS ALSO KNOWN AS TAX BLOCK 3411, LOTS 103, 104 AND 304, WINSTON TOWNSHIP, FORSYTH COUNTY TAX RECORDS, AND 1562 NORTH PEACE HAVEN ROAD, WINSTON-SALEM, NC 27104.

SUBJECT TO EASEMENTS and restrictions of record, if any, and 2006 ad valorem taxes prorated to date of closing.

The above land was conveyed to Grantor by Western Realty Company (Deed Book 392, Page 187)
And by Sadie H. Henning (Widow) (Deed Book 2043, Page 1204)

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set her hand and seal this the day and year first above written.

SADIE H. HENNING FAMILY LIMITED PARTNERSHIP

BY: Sadie H. Henning (Seal)

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I Kemberly M. Childress a Notary Public of Forsyth County and State of North Carolina, do hereby certify that SADIE H. HENNING, either being personally known to me or proven by satisfactory evidence in the form of a drivers license, personally appeared before me this day and acknowledged that she is General Partner of SADIE H. HENNING FAMILY LIMITED PARTNERSHIP, and that she, as General Partner, being authorized to do so, voluntarily executed the foregoing on behalf of the Limited Partnership and for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 28 day of November, 2006.

Kemberly Childress
Notary Public

(Notary Seal)

OFFICIAL SEAL
KEMBERLY M CHILDRESS
NOTARY PUBLIC-NORTH CAROLINA
FORSYTH COUNTY
My Commission Expires May 28, 2010

Kemberly M. Childress
Printed or Typed Name of Notary Public

My commission expires:
May 28, 2010

EXHIBIT "A"

TRACT I:
Lying and being in Winston Township, Forsyth County, North Carolina, and BEGINNING at an iron stake in the South line of Violet Street, said stake being the Northwest corner of Lot No. 102; running thence in a Westwardly direction with the South line of Violet Street, 60 feet to a stake, the Northeast corner of Lot No. 105; running thence in a Southerly direction with the East line of Lot No. 105, 240 feet to a stake; running thence East 60 feet to a stake, the Southeast corner of Lot No. 95; running thence in a Northerly direction 240 feet to the POINT AND PLACE OF BEGINNING. BEING KNOWN AND DESIGNATED AS Lots Nos. 103 and 104, as shown on the Plat of the Property of Western Realty Company, made by G.F. Hinshaw, C.E., dated May 26, 1936 and recorded in Plat Book 8, Page 155, 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:
The Grantor hereby quitclaims any interest owned in a strip of property 20 feet by 60 feet which is immediately North of and adjacent to Tract I above and which was formerly a portion of the Southern half of Violet Street.

TOGETHER WITH a non-exclusive easement over the following described property:

TRACT III:
BEGINNING at a point in the Western right of way line of Peace Haven Road, said point being South 0 deg. 35' 39" West 7.5 feet along said right of way line from the Southeast corner of Lot 153, as shown on the Plat of the Property of Western Realty Company, made by G.F. Hinshaw, C.E., dated May 26, 1936 and recorded in Plat Book 8, Page 155, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description; and running thence from said Beginning point, North 88 deg. 12' 06" West 294.45 feet to a point in the East line of Lot 38, Forestdale, Section No. 4-A, as recorded in Plat Book 26, P3age 161, Forsyth County Registry; running thence with the East line of said Lot 38, South 01 deg. 52' 22" West 25 feet to a point; running thence South 88 deg. 12' 06" East 294.45 feet to a point in the West right of way line of Peace Haven Road; running thence with the West right of way line North 0 deg. 35' 39" East 25.0 feet to the POINT AND PLACE OF BEGINNING.
BEING a strip of land 25 feet in width running from the Western right of way line of Peace Haven Road along the former center line of Violet Street (now closed), a distance of 294.45 feet, the Western terminus of which is the East line of Lot 38, Forestdale, Section 4-A, as recorded in Plat Book 26, Page 161, Forsyth County Registry.

TOGETHER WITH AND SUBJECT TO that Agreement for street closure; for ingress, egress and regress; and for road maintenance, as recorded in Book 1648, Page 1080, Forsyth County Registry.

TOGETHER WITH AND SUBJECT TO that Deed of Easement to construct and maintain water and sewer lines, as recorded in Book 1700, Page 817, Forsyth County Registry.

FOR FURTHER REFERENCE, SEE Deed Book 2043, Page 1204; Deed Book 392, Page 187; Deed Book 1700, Page 817; and Deed Book 1648, Page 1080, all of the Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Block 3411, Lots 103, 104 and 304, Winston Township, Forsyth County Tax Records, and 1562 North Peace Haven Road, Winston-Salem, North Carolina 27104.