

2008000978 00138

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

01-08-2008 04:21 PM

KAREN GORDON

REGISTER OF DEEDS  
BY: LORA SMALL  
DPTY

BK: RE 2805

PG: 3307-3311

ENVELOPE

**QUITCLAIM DEED**

**Deed Stamps No taxable consideration - Business Purpose**

This instrument was prepared by: Elizabeth M. Repetti, Bell, Davis & Pitt, P.A.

Mail after recording to: **Grantee**

Brief description for the Index:

[Empty rectangular box for index description]

THIS DEED made as of this 1<sup>st</sup> day of January, 2008, by and between:

GRANTOR	GRANTEE
<p><b>Sam C. Ogburn, Jr.</b> See free trader Memorandum Agreement recorded in Book 1780 at page 2235, of the Forsyth County Registry</p>	<p><b>V Plus, LLC</b> 1056 Burke Street Winston-Salem, NC 27101</p>


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 remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantee, his heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land lying and being in Forsyth County, North Carolina, and more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE**

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging to him, the Grantee, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under him.

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 by authority of its Board of Directors, the day and year first above written.

  
\_\_\_\_\_  
Sam C. Ogburn, Jr.

Forsyth County, North Carolina

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 herein and in the capacity indicated: **Sam C. Ogburn, Jr.**

Date: 12/31/2007

Cheryl L. Vaughan  
\_\_\_\_\_  
Official Signature of Notary

Cheryl L. Vaughan  
\_\_\_\_\_  
Notary's printed or typed name, Notary Public

My commission expires: 3/19/2012

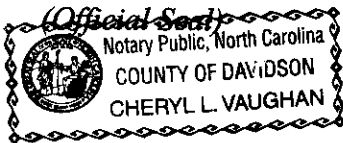


EXHIBIT A

(Ogburn to V Plus, LLC)

Parcel 1

Commonly known as: 1310 Brookstown Avenue  
Tax Block 0126 Lot 107C  
PIN 6825-77-6038

Beginning at an iron stake located in the southern right of way line of Brookstown Avenue, said iron stake being located South 55° 40' East 80.00 feet from the intersection of the southern right of way line of Brookstown Avenue with the eastern right of way line of Carolina Avenue, and running thence from said BEGINNING point with the southern right of way line of Brookstown Avenue, South 55° 40' East 100.00 feet to an iron stake; running thence South 34° 35' West 174.34 feet to an iron stake located in the northern line of a 10 foot alley; running thence with the northern line of said alley North 55° 35' West 100.00 feet to an iron stake; running thence North 34° 35' East 174.20 feet to an iron stake located in the southern right of way line of Brookstown Avenue, the point and place of BEGINNING, all as per the survey of Stephen T. Beasley, Registered Engineer, No. 4383, made October 20, 1972, Job No. 533-1, and being all of and the same property as described in the deed recorded in Deed Book 1025, Page 806, Forsyth County Registry.

See Deed to Sam C. Ogburn, Jr. in Book 2771 at Page 827.

Parcel 2

Commonly known as: 2015 Elizabeth Ave.  
 Tax Block 1056 Lot 009A  
 PIN 6825-42-8721

Beginning at a point, said point being the Southwest corner of the property owned by Douglas Zack Ladd and Mary Beth Ladd as described in book 1794, Page 2787, Tax Block 1056, Lot 008A; said point of beginning also lying in the Northern right-of-way of Elizabeth Avenue; thence from said point of BEGINNING following the northern right-of-way of Elizabeth Avenue, South  $75^{\circ}26'53''$  West a chord distance 99.87 feet with arc = 100.00' and radius = 558.23' feet to a point in the northern right-of-way line of Elizabeth Avenue; thence North  $11^{\circ}04'23''$  West 199.41 feet to a point; thence North  $75^{\circ}46'05''$  East a chord distance of 65.31 feet, arc = 65.40 feet and radius = 358.23 feet to a point; thence South  $21^{\circ}00'00''$  East 199.94 feet to a point in the northern right-of-way of Elizabeth Avenue and being the point and place of Beginning, and containing 0.37894 acres, more or less, according to a survey for Sam C. Ogburn, Jr. as surveyed by Thomas A. Riccio & Associates, dated 3/27/2007 with drawing no. 07079. The above described is also known as Lot No. 9 as shown on the Plat of Ardmore, Section 2, recorded in Plat Book 2, Page 79(3), Forsyth County Registry, and the same property as described in Deed Book 1121, Page 0003, Forsyth County Registry.

See Deed to Sam C. Ogburn, Jr. in Book 2743 at Page 3798.

Parcel 3

Commonly known as: 720 Hawthorne Road  
 Tax Block 1091 Lot 111  
 PIN 6825-41-1395

BEGINNING at an existing iron pin in the Northern right of way line of Hawthorne Road, said iron pin being located North 40 degrees 22' 02" East 90.04 feet from the approximate centerline intersection of Hawthorne Road and Irving Street; running thence North 23 degrees 16' 48" West 129.87 feet to an existing iron pin; running thence North 00 degrees 00' 04" East 19.76 feet to an existing iron pin; running thence North 61 degrees 30' 10" East 51.56 feet to an existing iron pin; running thence South 23 degrees 18' 20" East 143.04 feet to an existing iron pin in the Northern right of way line of Hawthorne Road; running thence with the Northern right of way line of Hawthorne Road South 57 degrees 26' 54" West 60.00 feet to the point and place of BEGINNING, containing 0.196 acres, more or less, according to a survey made by Larry L. Callahan, R.L.S., dated May 19, 1995 and bearing Job No. 8161-1. Being known as Tax Lot 111 of Tax Block 1091 as presently constituted on the Forsyth County Tax Maps.

See Deed to Sam C. Ogburn, Jr. in Book 1861 at Page 2223.

Parcel 4

Commonly known as: 1714 Lynwood Avenue  
Tax Block 1133 Lot 013  
PIN 6825-46-9064

BEING KNOWN AND DESIGNATED as Lot No. 13, in Block 1, as shown on the map of P. H. Hanes map of West Highlands, recorded in Plat Book 2, Page 46A, 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.

See Deed to Sam C. Ogburn, Jr. in Book 2464 at Page 4509.

Parcel 5

Commonly known as: 164 West End Blvd  
Tax Block 0142 Lot 101  
PIN 6825-98-7446

168-174 West End Blvd  
Tax Block 0142 Lot 102  
PIN 6825-98-6489

Beginning at an iron stake on the southwest side of West End Boulevard, said stake being at the northeast corner of Lot No. 103 on the hereinafter mentioned map, thence south  $26^{\circ} 07'$  West 45.8 feet to an iron stake in the east line of said Lot No. 103; thence on a new line south  $17^{\circ} 01'$  west 84.32 feet to an iron stake; thence south  $83^{\circ} 47'$  east 89.3 feet to an iron stake in the center of a 9 foot concrete alley; thence with the center of said alley north  $47^{\circ} 50'$  east 100 feet to an iron stake on the southwest side of West End Boulevard; thence along the southwest side of West End Boulevard in a northwestwardly direction 134.6 feet, more or less, to an iron stake, the place of BEGINNING. The same being a part of Lot 101 and 102 as shown on the map of West End Hotel and Land Company, Section 1, recorded in Plat Book 8, page 83 in the Office of the Register of Deeds of Forsyth County, North Carolina. The above described property also being known as Lots 101 and 102 as shown on the Map of the Lula G. Gentry Property as recorded in Plat Book 9, Page 28 to which map reference is hereby made for a more particular description of said property.

See Deed to Sam C. Ogburn, Jr. in Book 1459 at Page 1418.