



2013054310 00066

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1050.00

PRESENTED & RECORDED:
11-27-2013 10:24:43 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3157
PG: 145-149

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,050.00

Mail to: Thomas P. Hockman, Schell Bray, P.O. Box 21847, Greensboro, NC 27420

ENVELOPE

This instrument was prepared by: George E. Hollodick, Blanco Tackabery & Matamoros, P.A.

Brief description for the Index: 1560 and 1562 North Peace Haven Road, Winston-Salem, NC 27104

THIS DEED made this 27th day of November, 2013, by and between

GRANTOR	GRANTEE
U&F DEVELOPMENT, LLC, a North Carolina limited liability company	CAROLINA BANK a North Carolina banking corporation
854 West Fifth St. Winston-Salem, NC 27110	101 N. Spring Street Greensboro, NC 27401

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

None of the Property herein conveyed includes the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants that it is seized and possessed of the Property and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further. Title to the Property is subject to the following exceptions:

- (a) Ad valorem taxes for 2013;
- (b) All easements and rights-of-way of record pertaining to any portion(s) of the Property;
- (c) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (d) Any conditions that would be revealed by a physical inspection and survey of the Property; and
- (e) Road Maintenance Agreement and terms and conditions contained therein recorded in Book 1648, page 1080;
- (f) Sewer Line Easement and terms and conditions contained therein recorded in Book 1700, page 817;
- (g) Rights of others entitled thereto in and to a non-exclusive easement as set forth in the insured description;
- (h) Title to any portion of the Land lying within the right of way of Peace Haven Road;
- (i) Easement(s) to Southern Bell Telephone recorded in Book 467, page 178 (Parcel B only);
- (j) Easement(s) to Duke Power recorded in Book 587, Page 219 (Parcel B only); and

[SIGNATURES ON FOLLOWING PAGE]

SEPARATE SIGNATURE PAGE
NORTH CAROLINA SPECIAL WARRANTY DEED

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

U&F DEVELOPMENT, LLC

By: *Sarah Ferrell Sloan*
Sarah F. Sloan, Co-Executor of the
Estate of E. Vernon Ferrell, Jr., Member-Manager

By: *Lewis Sloan*
Lewis Sloan, Co-Executor of the Estate of E.
Vernon Ferrell, Jr., Member-Manager

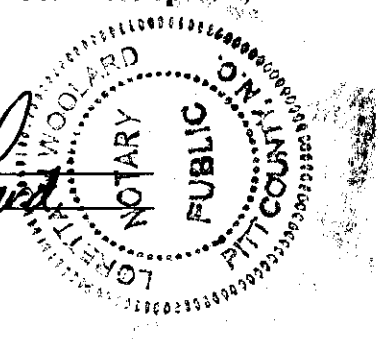
STATE OF NORTH CAROLINA)

COUNTY OF Pitt)

I *Loretta M. Woodland* certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Sarah F. Sloan and Lewis Sloan, Co-Executors of the Estate of E. Vernon Ferrell, Jr., sole Member-Manager of U&F Development, LLC.**

Witness my hand and official seal, this the *22nd* day of *November*, 2013.

Loretta M. Woodland
Printed Name: *Loretta M. Woodland*
Notary Public



My commission expires: *4/12/17*

(Official Seal)

Exhibit A

The real property located in Forsyth County, North Carolina, more particularly described as follows:

Parcel 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:

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:

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, Page 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.

Parcel B:

BEING KNOWN AND DESIGNATED as Lots Nos. 97, 98, 99, 100, 101 and 102, 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 at Page 155, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

TOGETHER WITH that property described in Deed Book 1648 at Page 1076, Forsyth County Registry.

BEING informally known as Tax Block 3411, Lots 097, 098, 099, 100, 101, 102 and 303, Winston Township, on the Forsyth County Tax Maps as the presently exist; and being also known as 1560 North Peace Haven Road, Winston-Salem, North Carolina 27104