



2009042313 00144
FORSYTH CO, NC FEE \$23.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
09-22-2009 03:03:00 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY E. NAVARRO
DPTY

BK: RE 2913
PG: 1947-1950

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: NTX

Parcel Identifier Nos. 6825-95-0940.00 (Block 0103, Lots 106 and 107); 6825-95-5558.00 (Block 0098, Lot 101C); 6825-95-7424.00 (Block 0098, Lot 003B); and 6825-95-6417.00 (Block 0098, Lots 003A, 101A, 201, and 202A)

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Box 8 (V. G. Cannon)

This instrument was prepared by: Mallory M. Oldham

Brief description for the Index: _____

THIS DEED made this 21st day of September, 2009, by and between

GRANTOR	GRANTEE
City of Winston-Salem, a municipal corporation	Brookstown Development Partners, LLC, a North Carolina limited liability company Address: 101 N. Cherry Street, Suite 700 Winston-Salem, NC 27101

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 INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1748, page 3254; Book 1744, page 3509 and Book 206, page 206, Forsyth County Registry.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: Easements, restrictions and rights of way of record, if any; ad valorem taxes for the current year and each year subsequent thereto; zoning and other land use laws and regulations; and matters revealed by an inspection of the property or reflected on an accurate survey thereof.

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

City of Winston-Salem, a municipal corporation
(Entity Name)

By: [Signature]
Title: City Manager

Approved as to form and legality.
This 21st day of September 2009
By [Signature] Attorney

Attest: [Signature]
City Secretary

[CORPORATE SEAL]



State of North Carolina - Forsyth

I, Emily M. Long, a Notary Public of the State of North Carolina, County of Forsyth, certify that Renee W. Phillips, personally came before me this day and acknowledged that she is City Secretary of the City of Winston-Salem, a municipal corporation, and that by authority duly given and as the act of the municipal corporation, the foregoing instrument was signed in its name by its City Manager, sealed with its corporate seal and attested by her as its City Secretary. Witness my hand and seal this 21st day of September, 2009.

[Signature]
Notary Public
Emily M. Long

My commission expires: October 7, 2013

[STAMP/SEAL]



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Exhibit "A"

TRACT 1: (Tax Block 0098, Lots 003A, 101A, 201, 202A and 003B, Forsyth County)

Commencing at an existing 1" iron pipe, the point of intersection of the east right of way line of Green Street and the south right of way line of Brookstown Avenue; thence along the east right of way line of Green Street South 05° 38' 44" East 187.66 feet to an existing 1¼" iron pipe, the point of beginning; thence from the point of beginning, leaving the east right of way line of Green Street North 80° 43' 07" East 63.95 feet to an existing ¾" iron pipe; thence South 79° 01' 40" East 153.57 feet to an existing 1" iron pipe on the west right of way line of Broad Street; thence along the west right of way line of Broad Street South 15° 41' 15" East 66.87 feet to an existing ¾" iron pipe; thence leaving the west right of way line of Broad Street North 85° 38' 31" West 86.97 feet to an existing ¾" iron pipe; thence North 01° 35' 47" East 9.59 feet to an existing ¾" iron pipe; thence North 86° 53' 57" West 139.42 feet to an existing iron pipe on the east right of way line of Green Street; thence along the east right of way line of Green Street North 06° 02' 00" West 59.90 feet to the point of beginning, containing 0.3369 acres. For further reference, see an unrecorded plat by DSA Design Group of NC, Inc., dated March 19, 1992.

TRACT 2: (Tax Block 0098, Lots 101C Forsyth County)

Being a portion of Parcel 101B in Tax Block 98, DB 1669, page 80, situated in the Winston Township, Forsyth County, North Carolina, and more particularly described as follows: Beginning at an existing 1" iron pipe, the point of intersection of the east right of way line of Green Street and the south right of way line of Brookstown Avenue; thence from the point of beginning along the south right of way line of Brookstown Avenue South 67° 47' 28" East 74.65 feet to a new iron pipe; thence leaving the south right of way line of Brookstown Avenue, a new line South 05° 38' 44" East 136.08 feet to a new iron pipe; thence a new line South 04° 06' 22" West 12.83 feet to an existing ¾" iron pipe; thence South 80° 43' 07" West 63.95 feet to an existing 1¼" iron pipe, a point on the east right of way line of Green Street; thence along the east right of way line of Green Street North 05° 38' 44" West 187.66 feet to the point of beginning, containing 0.2544 acres. For further reference, see an unrecorded plat prepared by DSA Group of N.C., Inc., dated March 19, 1992, having Job Number of 90108.05\ESMTS1.

TRACT 3: (Tax Block 0103, Lots 106 and 107, Forsyth County)

Beginning at a point in the western right-of-way of Brookstown Avenue, said point being the southeastern corner of that property conveyed to Nugent Properties, LLC in Deed Book 2322, Page 2238, Forsyth County Registry, and running thence along the western right-of-way line of Brookstown Avenue South 42° 51' 45" East 305.92 feet to a point; thence leaving the western right-of-way line of Brookstown Avenue and running South 43° 42' 27" West 204.68 feet to a point in the southeastern corner of that property conveyed to Brookstown Development Partners, LLC in Book 2744, Page 3013, Forsyth County Registry; thence with the eastern boundary of said Brookstown Development Partners, LLC property and the eastern boundary of property

conveyed to Brookstown Development Partners, LLC in Book 2802, Page 3951, Forsyth County Registry, North 56° 34' 54" West 157.04 feet to a point in the eastern corner of property conveyed to R. David Mecum and wife, Susan Mecum, in Book 2201, Page 4288, Forsyth County Registry; thence with said Mecum property North 59° 35' 15" West 63.36 feet and North 54° 52' 19" West 63.03 feet to a point in the southeastern corner of property conveyed to Fisk Electric Co. in Book 2667, Page 1736, Forsyth County Registry; thence with the eastern boundary of Fisk Electric Co. property North 57° 38' 38" West 13.43 feet to a point in the southwestern corner of the Nugent property referenced above; thence with the southeastern boundary of said Nugent property, North 38° 07' 36" East 276.27 feet to the point and place of BEGINNING, containing 1.613 acres, more or less.

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