

BK1761 P3263

PRESENTED FOR
REGISTRATION
AND RECORDMAIL AFTER RECORDING TO:
J. FRANK HARRIS, ATTORNEY
PO BOX 2580
GREENSBORO, NC 27402

'92 OCT 30 P4:27

FORSYTH

10-30-92



\$170.00

Real Estate
Excise Tax

170.00

L.E. STON
REGISTER OF DEEDS
FORSYTH CO., N.C.

#12.00

Recording Time, Book and Page

Tax Lot No. 740-12A and Parcel Identifier No. _____
Verified by 740-11 County on the _____ day of _____, 19____
by _____Mail after recording to 3801 Blaise Road
High Point NC 27265
This instrument was prepared by J. FRANK HARRIS, ATTORNEY AT LAW
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30 day of OCTOBER, 1992, by and between

GRANTOR

GRANTEE

TAYLOR OIL COMPANY

JOHN CHANG

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, _____ Township,

County, North Carolina and more particularly described as follows:

SEE EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in _____

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:

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.

TAYLOR OIL COMPANY

(Corporate Name)

By: R. Mark McQuiston

Vice President

ATTEST: Allan B. Denny

Notary Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

NORTH CAROLINA, _____ County.

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

Grantee,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ Notary Public

NORTH CAROLINA, Guilford County.

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

personally came before me this day and acknowledged that he is ASST. Secretary of

Taylor Oil Company 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 VICE

President, sealed with its corporate seal and attested by him as its ASST. Secretary.

Witness my hand and official stamp or seal, this 30 day of October, 1992.

My commission expires: 6-29-97 John F. Harris Notary Public

The foregoing Certificate(s) of JOHN F. HARRIS, NP, GUILFORD CO., 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.

L.E. SPEAS, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Theresa E. Smith Deputy/Assistant Register of Deeds

EXHIBIT A - CONTINUED

TRACT TWO: BEGINNING at a point in the southerly line of Junia Avenue (formerly Tucker Street) said beginning point being South 85 degrees 50 minutes West 67.38 feet from an iron stake at the southwest intersection of Junia Avenue and Stadium Drive said Beginning point also being at the center of a fifteen (15) foot alley that was closed by the Winston-Salem Board of Aldermen on July 26, 1965; thence with the center of said alley, South 9 degrees 53 minutes West 93.47 feet to an iron stake in the center of a ten (10) foot alley that was closed by the Winston-Salem Board of Aldermen on July 27, 1965; thence with the center of said closed ten (10) foot alley, North 81 degrees 06 minutes West 43.16 feet to an iron stake; thence on a new line the extension of the line between Lot Number 1 and Lot Number 3 on "Map of Holton Park" property recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 1, Page 28, North 09 degrees 30 minutes East 83.26 feet to an iron stake in the south line of said Junia Avenue; thence with the south line of Junia Avenue, North 85 degrees 50 minutes East 45.06 feet to the place of BEGINNING. Containing 4.460 square feet, more or less, and being the eastern portion of Lot Number 12, the west one-half of a fifteen (15) foot alley and the north one-half of a portion of a ten (10) foot alley as shown on said recorded "Map of Holton Park".

EXHIBIT A

FORSYTH COUNTY, NORTH CAROLINA:

TRACT ONE: BEGINNING at an iron stake at the Southwest intersection of Junia Avenue and Stadium Drive and running thence with the West line of Stadium Drive, South 05 degrees 00 minutes West 109.04 feet to an iron stake in the west line of Stadium Drive, also the center of a ten foot alley that was closed by the Winston-Salem Board of Aldermen on July 26, 1965; running thence with the center of said closed ten foot alley, North 80 degrees 40 minutes West 75 feet more or less, to an iron stake in the center of a fifteen (15) feet alley that was closed by the Winston-Salem Board of Aldermen on July 26, 1966; running thence with the center line of said closed fifteen (15) feet alley, North 09 degrees 53 minutes East 93.47 feet to an iron stake in the southern right of way line of Junia Avenue 20 feet from its center; thence with the southern right of way line of Junia Avenue, North 85 degrees 50 minutes East 67.38 feet to an iron stake, the place of BEGINNING. Being known and designated as Lot Number 11, the western one-half portion of Lot Number 10, the eastern one-half of a fifteen (15) foot alley, and the northern one-half portion of a ten (10) foot alley, all as shown on the "Map of Holton Park" property, which map is recorded in Plat Book 1, Page 28, Office of the Register of Deeds of Forsyth County, to which map reference is hereby made for a more definite and particular description. As to that portion of the above described property which lies within said alleys as shown on the "Map of Holton Park" property, recorded in Plat Book 1, Page 28, as aforesaid, it is the intention of the grantors to merely convey all of their title, right and interest, and this deed shall operate as a Quitclaim Deed as to said portion lying with said alleys. See Deed Book 1165, page 391; 984, Page 219 and 932, Page 178, Forsyth County Registry.