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BK 1780 P 0788  
PRESENTED FOR  
REGISTRATION  
AND RECORDED

FORSYTH

05-87-93

'93 MAY -7 12:10



\$8.00  
Real Estate  
Excise Tax

L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CO. N.C.

*Janet Bottoms*  
\$8.00 pd.

Excise Tax

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....  
Verified by ..... County on the ..... day of ....., 19.....  
by .....

Mail after recording to Grantee

This instrument was prepared by Warren C. Hodges

Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4th day of April, 1993, by and between

GRANTOR

GRANTEE

Cecil Thomas and wife,  
Vena G. Thomas

Bud's Auto Sales and Rentals, Inc.  
Rt. 2, Box 137  
King, NC 27021

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,

Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a point in the south side of Diggs Boulevard 110 feet east of the Southeast intersection of Diggs Boulevard and Hamlin Street; running thence South along the east margin of Lots 98, 97, 96, and 95 - 99.9 feet to the Northwest corner of Lot No. 91; thence Eastwardly 50 feet along the north line of Lot No. 91; thence Northwardly 99.9 feet parallel with the east line of said Lots Nos. 95, 96, 97, and 98 to a point in Diggs Boulevard; thence Westwardly along the South line of Diggs Boulevard 50 feet to the point and place of BEGINNING; and being the western portion of Lots 87, 88, 89, and 90 on the plat of COLUMBIA HEIGHTS, as recorded in Plat Book 4, Page 177, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1358 Diggs Boulevard  
Winston-Salem, NC 27105

Tax Block 1413, Lot 102, Forsyth County Tax Maps

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.

By: Cecil Thomas (SEAL)
Vena G. Thomas (SEAL)
ATTEST:
Secretary (Corporate Seal) STATE OF ILLINOIS

SEAL-STAMP

I, a Notary Public of the County and State aforesaid, certify that Cecil Thomas and wife, Vena G. Thomas Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 4th day of April, 1993. My commission expires 9-23-96 Jennifer Pytlewicz Notary Public

SEAL-STAMP

NORTH CAROLINA, ..... County. I, a Notary Public of the County and State aforesaid, certify that ..... he is ..... Secretary of ..... 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 ..... President, sealed with its corporate seal and attested by ..... as its ..... Secretary. Witness my hand and official stamp or seal, this ..... day of ....., 19..... My commission expires: ..... Notary Public

The foregoing Certificate(s) of Jennifer Pytlewicz N.P. State of IL

is/are certified to be correct. This instrument and other instruments 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 FORSYTH

By: [Signature] Deputy/Assistant Register of Deeds