

BK1809 P0621

179



Drafted By: R. Michael Wells

Return To: ~~Wells Box~~ Richard Miller P.O. Box 921, Winston-Salem, NC 27102-0921

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

GENERAL WARRANTY DEED

THIS DEED made this 20th day of December, 1993, by and between Sam Ogburn, Jr. (married)** (hereinafter referred to as "Grantor") to Richard M. Miller (hereinafter referred to as "Grantee"). [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.]

W I T N E S S E T H

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

See Exhibit A attached hereto and incorporated herein for a more particular description.

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 covenant 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 the 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 is subject to the following exceptions:

Easements, Restrictions and Rights-of-Way of record, if any. Further subject to 1993 ad valorem property taxes prorated to date of closing.

**See Deed Book 1780, Page 2235 for release of all marital rights to property by wife. FORSYTH COUNTY 12-28-93

\$44.00



Real Estate
Excise Tax

Page Two
General Warranty Deed

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.

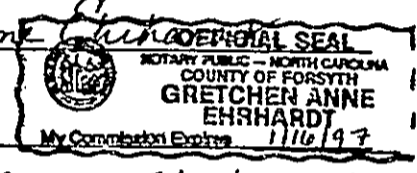
[Signature] (SEAL)
Sam Ogburn, Jr.

State of North Carolina, County of FORSYTH.

I, a Notary Public of the County and State aforesaid, certify that Sam Ogburn, Jr., Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20th day of December, 1993.

My Commission Expires:
January 16, 1997

Gretchen Anne Ehrhardt
Notary Public



The foregoing Certificate(s) of Gretchen Anne Ehrhardt
N.P. Forsyth
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 _____ REGISTER OF DEEDS FOR L.E. SPEAS, REGISTER OF DEEDS COUNTY.
By Jessie Alden Deputy/~~Assistant~~-Register of Deeds

PRESENTED FOR
REGISTRATION
AND RECORDED

'93 DEC 20 P3:33

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

Janet Bottoms
\$12.00 PD

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EXHIBIT A

TRACT 1:

BEING KNOWN AND DESIGNATED AS Lots 18 and 20 in Block No. 7, as shown on Plat of North Cherry Street Development recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Map Book 4, Page 54 and 55, and being designated in the records of the Forsyth County Tax Supervisor's Office as Tax Block 1347, Lots 18 and 20.

PROPERTY ADDRESS: 1732 Harrison Avenue, Winston-Salem, NC 27105

TRACT 2:

BEING KNOWN AND DESIGNATED as Lot Number 30 on the plat of the property known as Overbrook, as recorded in the Register of Deeds of Forsyth County, North Carolina in Plat Book 1, Page 5-A, the exact description of said lot as shown on the Forsyth County Map governs and also the measurements therein contained. Also being known and designated as Block 1220, Lot 30, Forsyth County Tax Maps.

PROPERTY ADDRESS: 1810 East 17th Street, Winston-Salem, NC