

Drafted by: Gary J. Walker
2338 North Liberty Street, Winston-Salem, NC 27105

Recording time:

BK1833 P2680

PRESENTED FOR
REGISTRATION
AND RECORDING

157

'94 AUG 17 P4:01

L.E. SPEAS

REGISTER OF DEEDS paid

NO TAXABLE CONSIDERATION

CCM

Excise Tax

Tax Block: 1233 Lot: 3 Parcel Identifier No. _____
Property Address: 1237 East 21st Street, Winston-Salem, N.C. 27105
Mail after recording to: Bud's Auto Sales and Rentals, Inc., Rt.2, Box 124, King, N.C. 27021
Mail future tax bills to: Bud's Auto Sales and Rentals, Inc., Rt.2, Box 124, King, N.C. 27021

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of December, 19 93, by and between

Grantor

Grantee

E.C. MIDDLETON

BUD'S AUTO SALES AND RENTALS, INC.

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, in consideration of \$ 10.00 & O.V.C. \$ 10.00 and other 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 in Forsyth County, North Carolina Winston Township, more particularly described as follows:

FRONTING fifty (50) feet on the North side of Mineral Street (now Twenty-first Street) and of that width extending back North 141 feet, more or less, to an alley and being known and designated as Lot No. 3 on the Plat of Liberty Heights which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Deed Book 97, Page 573, and also re-platted and recorded in Plat Book 3, Page 30A. Also see deed dated September 9, 1914 by George D. Hodgkin (unmarried) to G.H.C. Stoney, recorded in Book 135, Page 44 in the Register of Deeds of Forsyth County, North Carolina. See also Deed Book 676, Page 367.

The above land was conveyed to Grantor by _____ (see book number _____ page _____)

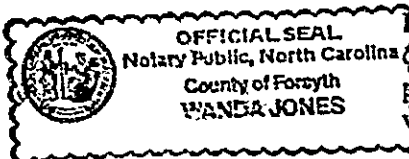
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is 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.

IN TESTIMONY WHEREOF the Grantor has set his hand and seal

E.C. Middleton (seal) _____ (seal)

(seal) _____ (seal)

STATE OF NORTH CAROLINA - Forsyth County



Wanda Jones, a Notary Public of Forsyth County, NC, do hereby certify that E.C. Middleton personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 23rd day of December, 19 93.

Seal/Stamp

My commission expires 5-28, 19 95. Wanda Jones, Notary Public.

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19 ____.

Seal/Stamp

My commission expires _____, 19 _____. _____, Notary Public.

The foregoing Certificate(s) of Wanda Jones, Notary Public Forsyth Co. NC is/are certified to be correct.

This the 17th day of August, 19 94.

L.E. Speas, Register of Deeds for Forsyth County by

Jeri Stagner Deputy/Assistant