

J. Coltrane Buy

88

FORSYTH COUNTY
796

10-23-95

PRESENTED FOR
REGISTRATION
AND RECORDED



\$1.00

'95 OCT 23 P1:40



Real Estate
Excise Tax

John Holloman
Register of Deeds
Forsyth Co. N.C.

10.09 Redwoods

BOOK 1876 PAGE 277
11876 0277

Excise Tax \$1.00

Recording Time, Book and Page

Tax Lot No. 3B, 4 and 5, Block 0312 Parcel Identifier No. _____

Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Joseph M. Coltrane, Jr.'s - BOX

This instrument was prepared by Joseph M. Coltrane, Jr., Attorney at Law, Kernersville, NC 27284

Brief description for the Index
Block 0312, Lots 3B, 4 & 5

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29 day of September, 1995, by and between

GRANTOR

GRANTEE

McGEE METAL TREATING, INC.
and RONALD F. McGEE (Sole Shareholder
of McGee Metal Treating, Inc.)

RONALD F. McGEE METAL TREATING, INC.

Property Address: 805 East 23rd Street
Winston-Salem, NC

Mailing Address: P. O. Box 1186
Kernersville, NC 27285-1186

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:

BEGINNING at a point on the north side of East 23rd Street, the east line of Norfolk and Western Railroad right-of-way; running thence along said right-of-way North 16° 02' East 182.3 feet to a point; thence South 75° East 102.1 feet to a point; thence North 18° East 62.3 feet to a point; thence South 75° 50' East 52.5 feet to a point, the west line of a 25-foot alley; thence along said alley South 15° 45' West 210.1 feet to a point in the north side of East 23rd Street; thence along said street North 85° 23' West 159.6 feet to the place of beginning, being Lots 4 and 5 and a part of the eastern and southern part of Lot 3 as shown on map of Cicero Tise, recorded in Plat Book 2, Page 99 (4) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

This property is also presently described as Lots 3B, 4 and 5, Block 312 on the maps of the Forsyth County Tax Department.

Ronald F. McGee joins in this deed as the sole shareholder of McGee Metal Treating, Inc.

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 1706, Page 4025

A map showing the above described property is recorded in Plat Book page.....

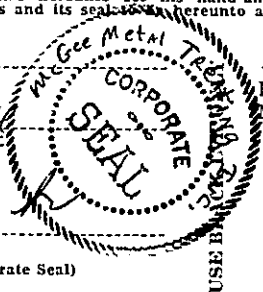
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

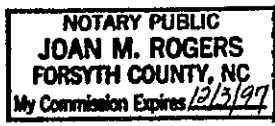
Subject to easements, rights-of-way, and restrictions of record, if any, and to the lien of 1995 ad valorem taxes, which are assumed by Buyer. This conveyance is also made subject to a Note and Deed of Trust from McGee Metal Treating, Inc. to Samuel S. Meyer, III and wife, Loretta T. Meyer, dated December 27, 1990, and recorded in Book 1706, Page 4027, Forsyth County Registry. By the recordation of this Deed, Grantee hereby assumes and agrees to pay the remaining indebtedness on said Promissory Note.

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 hereunto affixed by authority of its Board of Directors, the day and year first above written.

McGEE METAL TREATING, INC. (Corporate Name) Ronald F. McGee (sole shareholder of McGee Metal Treating, Inc.)
By: Ronald F. McGee, President
ATTEST: Larry M. Laurin, Asst. Secretary (Corporate Seal)

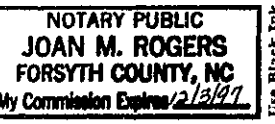


SEAL-STAMP NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that RONALD F. MCGEE (Sole Shareholder of McGee Metal Treating, Inc.) Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13 day of October 19 95.
My commission expires: Dec. 3, 1997 Joan M. Rogers Notary Public

SEAL-STAMP NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that LARRY M. LAURIN, SR., Asst. Secretary of MCGEE METAL TREATING, INC. 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 him as its Asst. Secretary. Witness my hand and official stamp or seal, this 13 day of October 19 95.
My commission expires: Dec. 3, 1997 Joan M. Rogers Notary Public

The foregoing Certificate(s) of Joan M. Rogers NP Forsyth County 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.
JOHN HOLLEMAN, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY
By: Nedra Dixon Deputy Assistant - Register of Deeds