

DRAFTED BY: Richard M. Miller

RECORDING TIME



FORSYTH COUNTY
1878

84-17-96



\$98.00

Real Estate
Excise Tax

EXCISE TAX

98.00

130

PRESENTED FOR
REGISTRATION
AND RECORDED

'96 APR 17 P 2:08

John Holloman
Register of Deeds
Forsyth Co. NC

S. R. Smith

PROBATE AND FILING FEE \$ 10.00 PAID

Tax Block: _____ Lot: _____ Parcel Identifier No.: _____

Property Address: _____

Mail after recording to: Grantee: P.O. Box 921 Winston-Salem, N.C. 27102-0921

Mail future tax bills to: Same as above.

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of April, 19 96, by and between

GRANTOR

GRANTEE

H. Kapp Ogburn, Jr.
and wife,
Margaret J. Ogburn

Richard M. Miller

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 & OVC) TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS 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:

TRACT ONE: Lying and being in Winston Township and Fronting 47.7 feet on the West side of Machine Street and being known and designated as Lot No. 24 as shown on the Map of Vantage View as recorded in Plat Book 6 at page 130 in the Office of the Register of Deeds of Forsyth County, North Carolina. Tax Block 1373, Lot 24.

TRACT TWO: BEING known and designated as Lot No. 100, as set out upon the Map of Alexander Heights, recorded in Plat Book 1, at page 36 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more full and complete description. Tax Block 1210, Lot 100. See Deed Book 1307, page 499.

TRACT THREE: BEING known and designated as Lot No. 169, as set out upon the Map of Alexander Heights, recorded in Plat Book 1, at page 36 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more full and complete description. Tax Block 1217, Lot 169. See Deed Book 1307, page 499.

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

Subject to easements and restrictions of record, if any.
1996 Ad Valorem taxes prorated at closing.

IN WITNESS WHEREOF the Grantor has 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.

H. Kapp Ogburn, Jr. (seal) Margaret J. Ogburn (seal)
H. Kapp Ogburn, Jr. Margaret J. Ogburn
(seal) (seal)
(seal) (seal)
(seal) (seal)
(seal) (seal)

Corporate Name

ATTEST:

By: _____

President Secretary

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally came before me this day and acknowledged that he is _____ secretary of _____ a North Carolina corporation, and that by authority duly given 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 notarial seal this the _____ day of _____, 19____. My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County



I, Betty Gunter Dulm, a Notary Public of Forsyth County, NC, do hereby certify that H. Kapp Ogburn, Jr. and wife, Margaret J. Ogburn personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 17th day of April, 1996. My commission expires April 1, 2001. Betty Gunter Dulm 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____. My commission expires _____, 19____. _____ 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____. My commission expires _____, 19____. _____ 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____. My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of Betty Gunter Dulm, NP Forsyth Co, NC.

is/are certified to be correct.

This the 17th day of April, 1996.

John E. Spens, Register of Deeds for Forsyth County by:

John E. Spens Walter C. Head Deputy/Assistant