

FORSYTH CO, NC FEE: \$ 17.00  
PRESENTED & RECORDED: 11/05/2003 09:48AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
NO TAXABLE CONSIDERATION

15

BK2420 P 98 - P 99

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Mark H. Badgett, Attorney at Law, P.O. Box 961, King, N.C. 27021

This instrument was prepared by: MARK H. BADGETT, ATTORNEY AT LAW.

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 4TH day of November, 20\_\_\_\_, by and between

GRANTOR

BUD'S AUTO SALES & RENTAL, INC.

GRANTEE

CHAD DUANE MIDDLETON and  
CARSON TODD MIDDLETON

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 Township, FORSYTH County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 142, Gholson Street, Columbia Heights Extension, a subdivision, as shown by map or plat duly recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 4, Page 177, to which map reference is hereby made for a more particular description.

Also known as Tax Block 1411, Lot 142.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1827 page 1168.

A map showing the above described property is recorded in Plat Book 4 page 177.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

BUD'S AUTO SALES AND RENTAL, INC. (SEAL)  
(Entity Name)

By: Enoch C. Middleton (SEAL)  
Title: President

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

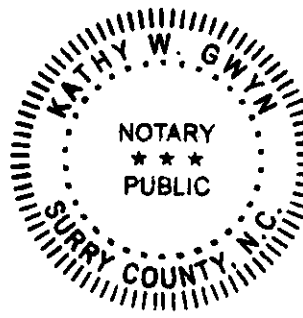
By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

USE BLACK INK ONLY

SEAL-STAMP

USE BLACK INK ONLY State of North Carolina - County of \_\_\_\_\_  
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
My Commission Expires: \_\_\_\_\_  
Notary Public

SEAL-STAMP



USE BLACK INK ONLY State of North Carolina - County of Stokes  
I, the undersigned Notary Public of the County and State aforesaid, certify that ENOCH C. MIDDLETON personally came before me this day and acknowledged that he is the President of Bud's Auto Sales & Rental, Inc. a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 4th day of November, 2003  
My Commission Expires: December 6, 2007  
Kathy W. Gwyn  
Notary Public

SEAL-STAMP

USE BLACK INK ONLY State of North Carolina - County of \_\_\_\_\_  
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
My Commission Expires: \_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of Kathy W. Gwyn 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. Register of Deeds for FORSYTH County  
By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds