

FORSYTH CO, NC

15

FEE: \$ 17.00

PRESENTED & RECORDED: 11/05/2003 09:48AM

DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS

NO TAXABLE CONSIDERATION

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: _____

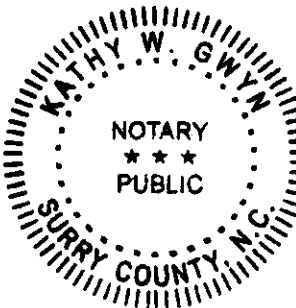
USE BLACK INK ONLY

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 foregoing 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.
By: _____ Register of Deeds for FORSYTH County
Deputy/Assistant - Register of Deeds