

FORSYTH CO., NC **286** FEE: \$ 20.00
PRESENTED & RECORDED: 12/22/2003 3:53PM
DICKIE C. WOOD REGISTER OF DEEDS BY: DAVIS P
STATE OF NC REAL ESTATE EXTX: \$ **67.00**
BK2433 P1642 - P1644

This instrument was drafted by: Karen M. Wilson, Esq.
and after recording return to: Robinson & Lawing, L.L.P. *Box B*
370 Knollwood Street, Suite 600
Winston-Salem, NC 27103

A TITLE SEARCH WAS NEITHER REQUESTED NOR PERFORMED BY THE DRAFTSMAN OF THIS DEED.

NORTH CAROLINA)
)
FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this 29th day of October, 2003, by and between MICHAEL JAMES OGBURN, MATTHEW BRYAN OGBURN and TRUST FOR THE BENEFIT OF MARY CATHERINE OGBURN U/W OF KATE PRATT OGBURN, hereinafter collectively referred to as "Grantors", and JOHN F. OGBURN, III, hereinafter referred to as "Grantee." The designation Grantors and Grantee, as used herein, shall include singular, plural, masculine, feminine or neuter, as required by context.

WITNESSETH

That the Grantors, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all of the Grantors' undivided interest, in and to those certain lots or parcels of land situated in Winston-Salem Township, Forsyth County, North Carolina, and more particularly described as follows:

BEGINNING at an iron stake on the West side of Runnymede Avenue, said stake being 69.4 feet North of the N.W. intersection of Shallowford Road and Runnymede Avenue, and said iron stake being the N.E. corner of Lot No. 13 in Block No. 4 as shown on the map of West Highlands No. 1, said map being recorded in the Register of Deeds Office of Forsyth County, Book 3, page 13; running thence Northwardly, along the West side of Runnymede Avenue 60 feet to an iron stake in the West line of Runnymede Avenue, said iron stake being the S. E. corner of Lot No. 11 as shown on Block No. 4 of the map of West Highland No. 1; running thence Westwardly along the South line of Lot No. 11 as shown on Block No. 4 of the map of West Highlands No. 1, 144.6

feet to an iron stake in the East side of a 15 foot alley; thence Southwardly along the East side of said 15 foot alley 50 feet to an iron stake, the N. W. corner of Lot No. 13, as shown on Block No. 4 of the Map of West Highlands No. 1; thence Eastwardly along the North line of Lot No. 13 as shown on said Map of West Highland No. 1, Block No. 4, 148.1 feet to an iron stake, the point of BEGINNING. Said lot above described being known and designated as Lot No. 12 as shown on Block No. 4 on Map of West Highlands No. 1, said Map being recorded in the Register of Deeds Office of Forsyth County, in Plat Book No. 3, Page 13, to which reference is hereby had for more definite description of said lot. Runnymede Avenue is now known as North Hawthorne Road. Being that same property conveyed by Anna H. Pratt to Kate Pratt Ogburn by deed dated May 12, 1943 and filed for registration at 9:20 a.m. on May 13, 1943 in Deed Book 504.

The Grantors' interests in the property hereinabove described was acquired by Grantors under Will of Kate Pratt Ogburn of Forsyth County, North Carolina.

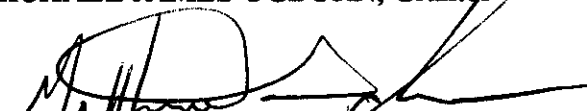
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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: Save and except easements, rights of way and restrictions of record on subject property and ad valorem taxes hereafter becoming due and payable.


IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.



MICHAEL JAMES OGBURN, Grantor (SEAL)



MATTHEW BRYAN OGBURN, Grantor (SEAL)



JOHN F. OGBURN, III, TRUSTEE OF THE TRUST FOR THE BENEFIT OF MARY CATHERINE OGBURN U/W OF KATE PRATT OGBURN, Grantor (SEAL)

STATE OF Virginia)
COUNTY OF Montgomery)

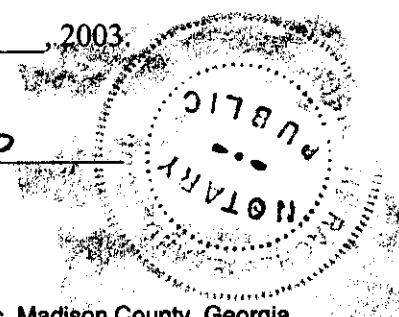
I, Suzette T. Fariss, a Notary Public, certify that MICHAEL JAMES OGBURN, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 29th day of October, 2003.

My Commission Expires:

8/3/105
[Official Seal]

Suzette Fariss
Notary Public



Notary Public, Madison County, Georgia
My Commission Expires January 6th, 2006.

STATE OF Georgia)
COUNTY OF Madison)

I, Rachel Anderson, a Notary Public, certify that MATTHEW BRYAN OGBURN, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 10 day of November, 2003.

My Commission Expires:

[Official Seal]

Rachel Anderson
Notary Public

STATE OF Virginia)
COUNTY OF Montgomery)

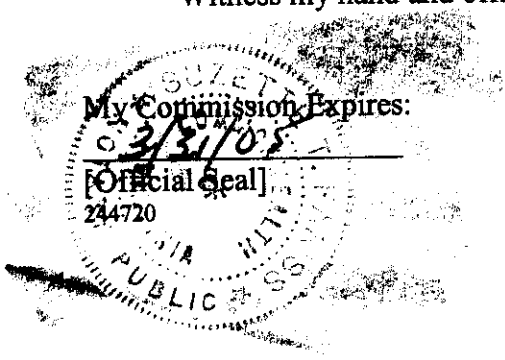
I, Suzette T. Fariss, a Notary Public, certify that JOHN F. OGBURN, III, as Trustee of the Trust for the benefit of Mary Catherine Ogburn U/W of Kate Pratt Ogburn, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 27th day of October, 2003.

My Commission Expires:

8/3/105
[Official Seal]

Suzette Fariss
Notary Public



STATE OF NC - FORSYTH CO
Suzette T. Fariss
The foregoing certificate(s) of:
NP(s)
is certified to be correct at the date of recordation shown on the first page thereof,
Dickie C. Wood, Register of Deeds by: Suzette Fariss Deputy/Asst.