

FORSYTH CO, NC 18 FEE: \$ 20.00  
PRESENTED & RECORDED: 03/23/2004 09:30AM  
DICKIE C. MOOD REGISTER OF DEEDS BY: NAVARR  
NO TAXABLE CONSIDERATION  
BK2454 P3218 - P3220

mw Bud Middleton 225 Trinity Church Rd King NC 27021

Excise Tax -0-

Do NOT write above this line.

Recording: Time, Book and Page

# North Carolina Quitclaim Deed

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

Brief description for the Index

This Deed made this 17th day of MARCH, 2004, by and between Grantor and Grantee:

Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

**Grantor:**

BUD'S AUTO SALES AND RENTALS, INC.

**Grantee:**

ENOCH CLAY MIDDLETON

**Transfer of Ownership:** Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has remised and released and does hereby remise, release and forever quitclaim to Grantee, the Property described below:

**Property:** City of Winston-Salem, County of FORSYTH, North Carolina.

This property was acquired by Grantor by an instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, \_\_\_\_\_ County.

A map showing the property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, \_\_\_\_\_ County.

The legal description of the Property is:

DESCRIPTION CONTAINED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED  
HEREIN BY REFERENCE.

Continued on Page 2

After recording mail to:

Enoch Clay Middleton  
225 Trinity Church Road  
King, N.C. 27021

Tax Lot No. \_\_\_\_\_  
Parcel Identifier No. \_\_\_\_\_  
Verified By \_\_\_\_\_ County,  
on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
By \_\_\_\_\_

Continued from Page 1

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

Grantor makes no warranty, express or implied, as to title to the Property.

Signatures: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

	Entity	Individual
Name:	<u>BUD'S AUTO SALES AND RENTALS, INC.</u>	_____ (Seal)
By:	<u><i>Enoch Clay Middleton</i></u>	_____ (Seal)
Title:	<u>President</u>	_____ (Seal)
By:	_____	_____ (Seal)
Title:	_____	_____ (Seal)
By:	_____	_____ (Seal)
Title:	_____	_____ (Seal)

USE BLACK INK ONLY

SEAL-STAMP

INDIVIDUAL

USE BLACK INK ONLY

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
 I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
 Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.  
 Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 My Commission Expires: \_\_\_\_\_ Notary Public

SEAL-STAMP

INDIVIDUAL

USE BLACK INK ONLY

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
 I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
 Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.  
 Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 My Commission Expires: \_\_\_\_\_ Notary Public

SEAL-STAMP

ENTITY: Corporation, Limited Liability Company, General Partnership, or Limited Partnership

USE BLACK INK ONLY

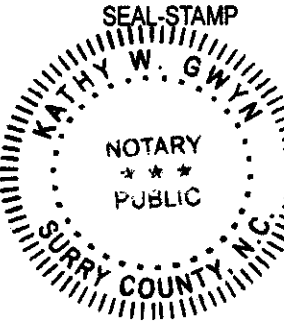
STATE OF NORTH CAROLINA COUNTY OF STOKES  
 I, a Notary Public of the County and State aforesaid, certify that ENOCH CLAY MIDDLETON  
 personally came before me this day and acknowledged that he is President of  
BUD'S AUTO SALES AND RENTALS, INC. North Carolina or \_\_\_\_\_  
 corporation / ~~limited liability company~~ / ~~general partnership~~ / ~~limited partnership~~ (~~strike through the inapplicable~~)  
 and that by authority duly given and as an act of the Entity, has signed the foregoing instrument in its name  
 and on its behalf as its act and deed.  
 Witness my hand and official stamp or seal, this 19th day of March, 2004.  
 My Commission Expires: December 6, 2007 *Kathy W. Gwyn* 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.

*Kathy W. Gwyn* - REGISTER OF DEEDS FOR FORSYTH COUNTY

By \_\_\_\_\_ Deputy/Assistant - Register of Deeds



*[Handwritten Signature]*

EXHIBIT AFIRST TRACT:

BEGINNING at a point in the South side of Diggs Boulevard 110 feet East of the Southeast intersection of Diggs Boulevard and Hamlin Street; running thence South along the east margin of Lots 98, 97, 96 and 95 - 99.9 feet to the Northwest corner of Lot No. 91; thence Eastwardly 50 feet along the north line of Lot No. 91; thence Northwardly 99.9 feet parallel with the East line of said Lots Nos. 95, 96, 97 and 98 to a point in Diggs Boulevard; thence Westwardly along the South line of Diggs Boulevard 50 feet to the point and place of Beginning; and being the Western portion of Lots 87, 88, 89 and 90 on the Plat of COLUMBIA HEIGHTS, as recorded in Plat Book 4, Page 177, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property address: 1358 Diggs Boulevard, Winston-Salem, N.C. 27105  
Tax Block 1413, Lot 102, Forsyth County Tax Maps.

SECOND TRACT:

BEING KNOWN AND DESIGNATED as Lots Nos. 417 and 418, as shown on the Map of Columbia Heights Extension, as recorded in Plat Book 4, Page 117, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Being the same property gifted to Ethel R. Jackson, the mother of Isolar D. Jackson Lipscomb, by deed recorded at Deed Book 1192, Page 1504, Forsyth County Registry.

Property Address: 1402 Diggs Boulevard, Winston-Salem, N.C. 27105  
Tax Block 1416, Lots 417 and 418, Forsyth County Tax Maps.

THIRD TRACT:

BEING a lot on the West side of Ansonia Street; and being known and designated as Lot No. 150, as shown on Map of Alexander Heights, Section No. 2, as recorded in Plat Book 1, Page 36, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Property address: 2516 Ansonia Street, Winston-Salem, N.C. 27101  
Tax Block 1215, Lot 150, Forsyth County Tax Maps.

FOURTH TRACT:

LYING and being in the City of Winston-Salem, Forsyth County, North Carolina, and being known and designated as Lot No. 185, as shown on the Map of Alexander Heights, Section 2, as recorded in Plat Book 1, Page 46, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property.

Property address: 2610 Ansonia Street, Winston-Salem, N.C. 27101  
Tax Block 1215, Lot 185, Forsyth County Tax Maps.