

2004075234 00194

FORSYTH CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXT

\$600.00

PRESENTED &amp; RECORDED:

10-28-2004 03:03 PM

DICKIE C WOOD  
REGISTER OF DEEDS

By: ROSALYN E MARSH DEPUTY

BK: RE 2516

PG: 17-19

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: <sup>600.00</sup>~~\$350.00~~

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

By: \_\_\_\_\_

Mail/Box to: GRANTEE 453 Ring Creek Blvd Advance NC 27006

This instrument was prepared by: T. DAN WOMBLE, ATTORNEY, 3802-A CLEMMONS ROAD, CLEMMONS, NC

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

THIS DEED made this 28th day of October, 2004, by and between

GRANTOR

SAM C. OGBURN, JR. (FREE TRADER)

GRANTEE

WHITLEY INVESTMENTS, LLC

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:

See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

A map showing the above described property is recorded in Plat Book 8 page 217.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

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ENVELOPE

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.

\_\_\_\_\_  
(Entity Name) SAM C. OGBURN, JR. (SEAL)

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

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

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

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that SAM C. OGBURN, JR. (FREE TRADER) 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 28th day of October, 2004

My Commission Expires: 7/23/05  Traci B. Armstrong Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, 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 such 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_

is/are certified to be correct. This instrument and this certificate are duly recorded at the \_\_\_\_\_ time and in the Book and Page shown on the first page here \_\_\_\_\_

By: Traci B. Armstrong The foregoing certificate(s) of: \_\_\_\_\_ NP(s)

NC Bar Association is certified to be correct at the date of recording shown on the first page thereof, \_\_\_\_\_ Deputy/Asst.  
Printed by Agreeme: Dickie C. Wood, Register of Deeds by: \_\_\_\_\_

\_\_\_\_\_  
County  
Deeds

Six Forks Rd., Raleigh, NC 27609

**ATTACHMENT**

**TRACT ONE:**

BEING KNOWN AND DESIGNATED as Lot No. 6 as shown on the Map of Bradford Apartments, as recorded in Plat Book 28, Page 184 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Save and except from the above described property a twelve and one-half foot strip along the Northern line of said lot to be used as one-half of a 25 foot wide access, utility and drainage easement serving Lot 11 as shown on the above referred to plat.

**TRACT TWO:**

BEING KNOWN AND DESIGNATED as Lot No. 89 on the Map of Andrews Addition to Fairview Heights as recorded in Plat Book 8, Page 88 in the Office of the Register of Deeds, Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**TRACT THREE:**

BEING KNOWN AND DESIGNATED as Lot 264 as shown on the map of North Cameron Park Addition as recorded in Plat Book 8, Page 217 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**TRACT FOUR:**

BEING KNOWN AND DESIGNATED as Lot No. 270 on the plat of property known as "Montview", as recorded in Plat Book 1, Page 106 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**TRACT FIVE:**

BEING KNOWN AND DESIGNATED as Lots 61, 62, 63 and 64 as shown on the Map of Pilot View Development as recorded in Plat Book 3, Page 24-A in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**TRACT SIX:**

BEING KNOWN AND DESIGNATED as Lot No. 197 as shown on the map of Park Place Development as recorded in Plat Book 1, Page 20 and also shown on the map of Fairview Heights #2 recorded in Plat Book 8, Page 88 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**TRACT SEVEN:**

BEING KNOWN AND DESIGNATED as Lot 4 as shown on the map of City View Development as recorded in Plat Book 1, Page 108 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.