


2006050559 00149


 FORSYTH CO, NC FEE \$20.00  
**NO TAXABLE CONSIDERATION**  
 PRESENTED & RECORDED:  
 08-11-2006 11:29 AM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: SHANNON BOSTIC-GRIFFITH DPTY  
**BK:RE 2685**  
**PG:1100-1102**

ENVELOPE

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$0.00

**NO TITLE SEARCH/NO CLOSING**

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2006.  
 BY: \_\_\_\_\_

**Mail/Box to:** 10008 Hwy 67, East Bend NC 27018  
 This instrument was prepared by H. Dwight Nelson, Attorney At Law P.O. Box 902, Rural Hall, NC 27045  
 Brief description for the index: (1) Western portion of Lots 87, 99, 89 & 90 of Columbia Heights  
(2) Lots 417 & 418 of Columbia Heights Extension

**THIS DEED** made this the 1<sup>st</sup> day of August, 2006, by and between:

<i>GRANTORS</i>	<i>GRANTEES</i>
<p><b>RODNEY C. MIDDLETON and            CHAD D. MIDDLETON, Co-Executors of            The Estate of ENOCH CLAY MIDDLETON</b></p>	<p><b>RC ENTERPRISES,            A North Carolina General Partnership</b></p>

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 Forsyth County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION OF TRACT 1 AND TRACT 2 CONVEYED HEREIN.**

The property herein above-described was acquired by Grantor by instrument recorded in Book 2454, Page 3218.

A map showing the above-described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

**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:

Any Easements and Restrictions of Record and 2007 Ad Valorem Taxes, not yet due and payable.

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

*Rodney C. Middleton* (SEAL)  
 RODNEY C. MIDDLETON

*Chad D. Middleton* (SEAL)  
 CHAD D. MIDDLETON

<p>Seal-Stamp</p> 	<p>State of North Carolina – County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Stokes</u> County and State aforesaid certify that <b>RODNEY C. MIDDLETON</b> personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>7th</u> day of August, 2006.</p> <p><u><i>Christina L. Osborne</i></u>                  Notary Public</p> <p><u>Christina L. Osborne</u>                  Print Name</p> <p>My Commission Expires: <u>8/01/09</u></p>
<p>Seal-Stamp</p> 	<p>State of North Carolina – County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Stokes</u> County and State aforesaid certify that <b>CHAD D. MIDDLETON</b> personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>7th</u> day of August, 2006.</p> <p><u><i>Christina L. Osborne</i></u>                  Notary Public</p> <p><u>Christina L. Osborne</u>                  Print Name</p> <p>My Commission Expires: <u>8/01/09</u></p>

**EXHIBIT "A"**

**FIRST TRACT**

BEGINNING at a point in the Southside 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 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, NC 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, NC 27105  
Tax Block 1416, Lots 417 and 418, Forsyth County Tax Maps.