


2006057325 00267


 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$69.00
 PRESENTED & RECORDED:
 09-08-2006 04:36 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: TIMOTHY R WILLIAMS ASST
BK: RE 2692
PG: 2488-2489

Do not write above this line

Excise Tax: \$69.00	BL 1477 LOTS 135, 310	Parcel ID:
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Mail after recording to: Peebles Law Firm, P.C., (Box 69)

This instrument was prepared by: Stafford R. Peebles, Jr.

Brief description for the index:

Lot 135, and Part closed alleyway, Fairview Heights (Andrews Addition to Fairview)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 8th day of September, 2006, by and between

GRANTOR	GRANTEE
<p>CALVIN OGLESBY (Single)</p>	<p>HARRY OGLESBY 1626 E Twenty Third Street Winston-Salem, NC 27105</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 **Winston-Salem** Township, **Forsyth** County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot(s) 135, as shown on the map of **FAIRVIEW HEIGHTS (ANDREWS ADDITION TO FAIRVIEW)**, which map is recorded in Plat Book 8, page 88, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

Being informally known as 1626 East Twenty Third Street, Winston-Salem, NC 27105.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

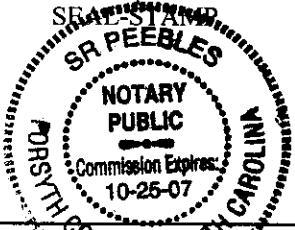
IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

Calvin Oglesby

(SEAL)

(SEAL)

Calvin Oglesby

	<p>NORTH CAROLINA – FORSYTH COUNTY</p> <p>I, <u>SR PEEBLES</u>, a Notary Public of <u>FORSYTH</u> County, North Carolina, certify that CALVIN OGLESBY (Single), personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>8</u> day of September, 2006.</p> <p>My Commission Expires: _____ <u>SR Peebles</u> Notary Public</p>
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