

ENVELOPE

2006061713 00293

FORSYTH CO, NC FEE \$17.00  
STATE OF NC REAL ESTATE EXTX

\$34.00

PRESENTED &amp; RECORDED:

09-28-2006 03:57 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2697

PG: 1996-1997

Mail after recording to:

FREEMAN, 1035 E. Huntington Dr, Monrovia CA 91016 JP #22

This instrument was prepared by: George S. Thomas

Excise Tax : \$34.00

## NORTH CAROLINA

## GENERAL WARRANTY DEED

## FORSYTH COUNTY

THIS DEED made this 28 day of September, 2006, by and between OGBURN INVESTMENTS, INC, hereinafter referred to as "Grantor"; and CLATIS B. FREEMAN, hereinafter referred to as "Grantee";

## 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:

BEING KNOWN AND DESIGNATED as Lot No (s) 295 and 296 as shown on Revised Map of Columbia Heights Extension recorded in Plat Book 4, Page 177, Forsyth County Registry.


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:

Save and except easements, restrictions and right-of-ways on subject property; the 2006 taxes shall be prorated and all future taxes be paid by the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

Ogburn Investments, Inc.

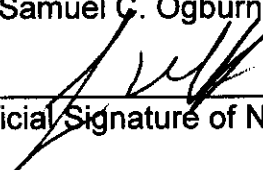
 (Seal)  
Samuel C. Ogburn Sr., President

\*\*\*\*\*

STATE OF NORTH CAROLINA - COUNTY OF Forsyth

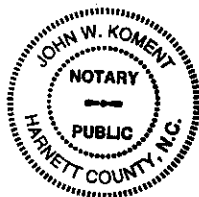
I certify that the following person (s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Samuel C. Ogburn, Sr.

Date: 9/28/2006

  
Official Signature of Notary

John W. Koment

(Official Seal)



My commission expires: January 19, 2008