

2007040608 00289

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

\$150.00

PRESENTED & RECORDED:

07-10-2007 01:50 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK: RE 2767

PG: 2896-2898

EXCISE TAX: \$ 150⁰⁰

DRAFTED BY and RETURN TO: Norman L. Nifong, (BOX 33)

MAIL FUTURE TAX BILLS TO: Grantee, 400 Gobble Lane, Winston-Salem, NC 27107PROPERTY: 1021 Moravia Street, Winston-Salem, NC 27107 BLOCK: 1624E LOT: 112
: 2517 and 2525 Lewis Street, Winston-Salem, NC 27107 BLOCK: 1845 LOTS: 015 & 017**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this the 29th day of June, 2007, by and between**GRANTOR**SAM C. OGBURN, JR., a married man without
the joinder of his wife, pursuant to Agreement
recorded in Book 1780 at Page 2235,
Forsyth County Registry.**GRANTEE**

RICKY H. GOBBLE (a married individual)

*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, in consideration of One Hundred and No/100 (\$100.00 & OVC) Dollars and Other Valuable Considerations 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:

FOR LEGAL DESCRIPTION see EXHIBIT "A" attached hereto and incorporated herein by reference as if fully set forth in its entirety.

This conveyance is made subject to easements and restrictions of record, if any, and taxes for the year 2007.

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except as above set forth.

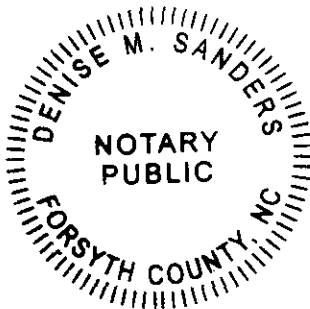
IN TESTIMONY WHEREOF, the Grantor has hereunto set his hand and adopted the printed word [SEAL] as his own seal.

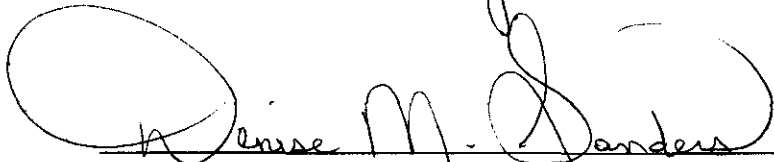
 [SEAL]
SAM C. OGBURN, JR.

STATE OF NORTH CAROLINA-Forsyth County

I, DENISE M. SANDERS, a Notary Public in and for said county and state, do hereby certify that **SAM C. OGBURN, JR.** personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purposes stated therein.

WITNESS my hand and notarial stamp or seal, this the 29th day of June, 2007.




Notary Public

My commission expires:

09-25-2010

EXHIBIT "A"**TRACT ONE:**

BEGINNING at an iron stake on the East side of Moravia Street, which said iron stake is in the Northwest corner of land belonging to William G. Hathcock and wife, said point being also approximately 6 feet North of the Northwest corner of Lot No. 32; and running thence along the East line of Moravia Street North 40 degrees 23 minutes West 60 feet to an iron stake; running thence North 62 degrees 25 minutes East 221.8 feet to an iron stake in the West line of Lot No. 6; running thence South 27 degrees 00 minutes East 60 feet to an iron stake in the West line of Lot No. 6, which said iron stake is in the Northeast corner of the William G. Hathcock and wife lot; running thence along the North line of said Hathcock lot South 62 degrees 25 minutes West 208 feet to the place of BEGINNING, the above-described property being a major portion of Lot No. 33 and a South portion of Lot No. 34 in Block E, as shown on the MAP OF MEMORIAL INDUSTRIAL SCHOOLS, INC. recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 12, Page 17, to which map reference is hereby made.

PROPERTY ADDRESS: 1021 Moravia Street, Winston-Salem, NC 27107

BLOCK: 1624E **LOT:** 112

TRACT TWO:

BEING known and designated as Lot No. 15 of the PROPERTY OF LEWIS LONG, as recorded on a certain map in Plat Book 3 at Page 79-A 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.

PROPERTY ADDRESS: 2517 Lewis Street, Winston-Salem, NC 27107

BLOCK: 1845 **LOT:** 015

TRACT THREE:

BEING known and designated as Lot No. 17 of the PROPERTY OF LEWIS LONG, as recorded on a certain map in Plat Book 3 at Page 79-A 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.

PROPERTY ADDRESS: 2525 Lewis Street, Winston-Salem, NC 27107

BLOCK: 1845 **LOT:** 017