

BK1862 P3641

207

PRESENTED FOR
REGISTRATION
AND RECORDED

'95 JUN 30 P1:20

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.

*Deborah
Booth*



FORSYTH COUNTY
203

06-30-95

\$440.00



Real Estate
Excise Tax

Excise Tax

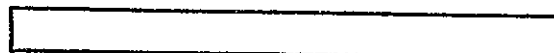
Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. *314,000*
Verified by County on the day of, 19
by

Mail after recording to *Dan Womble Box*

This instrument was prepared by *Ronald A. Matamoros, Esq.*

Brief description for the Index



NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this *30th* day of *June*, 19 *95*, by and between

GRANTOR

GRANTEE

JONES FAMILY COMPANY, a North
Carolina limited partnership

Q LUBE, INC., a Delaware corporation
1385 West 2200 South
Salt Lake City, UT

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

-- See Exhibit A attached hereto and made a part hereof --

AK1862 3642

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1676, Page 2297, Forsyth County Registry

A map showing the above described property is recorded in Plat Book 13 page 139

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:

- Taxes for the year 1995 and subsequent years;
- All easements and restrictions of record, ~~XXXX~~ as shown on Exhibit "B" attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

JONES FAMILY COMPANY, a North Carolina limited partnership (SEAL)

By: President

BY: John W. Jones, Jr., General Partner (SEAL)

STATE OF NORTH CAROLINA

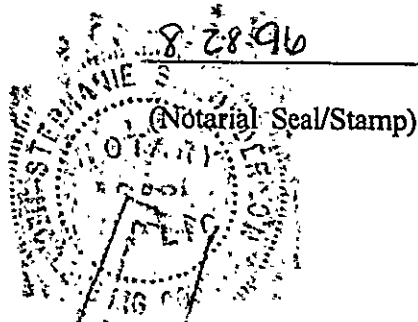
COUNTY OF Mecklenburg

I, a Notary Public of the County and State aforesaid, certify that JOHN W. JONES, JR., acting as a General Partner of JONES FAMILY COMPANY, a North Carolina limited partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said partnership.

WITNESS my hand and notarial seal or stamps, this the 29th day of June, 1995.

Stephanie S. Lowder
Notary Public

My commission expires:



STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Stephanie S. Lowder, Notary Public of Mecklenburg County, N.C. (here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the 30th day of June, 1995.

L. E. Speas, Register of Deeds

By: Jeri Stagner Deputy Assistant

Probate and Filing Fee \$ paid.

Exhibit "A"

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Being known and designated as Lots 19, 20, 21, 22 and the northern 10 foot strip of Lot 23, on the Map of Brewer Heights, which Map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 13 at Page 139, to which Map reference is made.

More particularly described:

Beginning at the NW corner of Lot No. 19, thence N 88°50'53" East 200.09 feet to an existing iron pin, thence S 01°08'38" East 109.92 feet to an existing iron pin in the northern right-of-way line of Brewer Street, thence with the northern right-of-way line of Brewer Street, S 88°49'26" West 200 feet to a new iron pin in the eastern right-of-way line of Lewisville Clemmons Road, thence with the right-of-way of Lewisville Clemmons Road, N 01°11'33" West 110.00 feet to the point of beginning.

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Exhibit "B"

1. Easements and any other facts as shown on recorded map in Plat Book 13, Page 139, aforesaid county registry.
2. Easement to Duke Power Company recorded in Book 454, Page 172, aforesaid county registry.
3. Easement to State Highway Commission recorded in Book 1019, Page 540, aforesaid county registry.
4. Easement to North Carolina Department of Transportation recorded in Book 1829, Page 3437, aforesaid county registry.