



FORSYTH

03-19-93



\$1713.00
Real Estate
Excise Tax

\$1713.00

Excise Tax

89

PRESENTED FOR
REGISTRATION
AND RECORDED

BK1773

P4046

'93 MAR 19 12:23

LIE SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.

\$14.00 pd
Vance Price

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of 19 ...
by

Mail after recording to Petrie Stockton Box
(S.A.I.)

This instrument was prepared by GEORGE S. THOMAS

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of February, 19 93, by and between

GRANTOR

GRANTEE

BSH PROPERTIES, a North Carolina
General Partnership

QUALITY OIL COMPANY,
Limited Partnership

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 _____ Township.

Forsyth

County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

The property hereinabove described was acquired by Grantor by instrument recorded in

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND SIGHT EASEMENTS AND UTILITY EASEMENTS.

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.

GRANTOR:

BSH PROPERTIES, a North Carolina General Partnership (SEAL)

BY: J.D. SHIELDS CORPORATION,
GENERAL PARTNER

BY: J.D. Shields (SEAL)
J.D. SHIELDS, PRESIDENT

ATTEST:

Chet L. Shields
Secretary

[CORPORATE SEAL]

BY: Carl N. Boon (SEAL)
CARL N. BOON, GENERAL PARTNER

BY: I-40 REALTY, LTD., GENERAL PARTNER

BY: H. Curt Hege, Sr. (SEAL)
H. CURT HEGE, SR., PRESIDENT

ATTEST:

Margaret A. Boon
Secretary

[CORPORATE SEAL]

STATE OF NORTH CAROLINA)

COUNTY OF Forsyth)

I, Allison P. Bondra, Notary Public, certify that Chattie C. Shells personally came before me this day and acknowledged that he/she is General Partner of BSH Properties Secretary of J.D. SHIELDS CORPORATION, a corporation, and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in the name by its President, sealed with its corporate seal and attested by himself/herself as its Secretary.

WITNESS my hand and notarial seal, this 12th day of February, 1993.

Allison P. Bondra
NOTARY PUBLIC

My Commission Expires:

3-6-95

STATE OF NORTH CAROLINA)

COUNTY OF Forsyth)

I, Allison P. Bondra, a Notary Public, do hereby certify that CARL N. BOON, personally appeared before me this day and acknowledged the due execution of the foregoing instrument as General Partner of BSH PROPERTIES.

WITNESS my hand and notarial seal, this 12th day of February, 1993.

Allison P. Bondra
NOTARY PUBLIC

My Commission Expires:

3-6-95

STATE OF NORTH CAROLINA)

COUNTY OF Forsyth)

I, Allison P. Bondra, Notary Public, certify that Margaret A. Boyd personally came before me this day and acknowledged that he/she is General Partner of BSH Properties Secretary of I-40 REALTY, LTD., a corporation, and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in the name by its President, sealed with its corporate seal and attested by himself/herself as its Secretary.

WITNESS my hand and notarial seal, this 12th day of February, 1993

Allison P. Bondra
NOTARY PUBLIC

My Commission Expires:

3-6-95

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The foregoing Certificate(s) of Allyson P. Bondra
N.P. Forsyth Co NC

is/are certified to be correct. This instrument and this
certificate are duly registered at the date and time and in the
Book and Page shown on the first page hereof.

L.E. SPEAS, REGISTER OF DEEDS Register of Deeds of FORSYTH County

By Jessie Holden Deputy/~~Assistant~~ -Register of Deeds

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EXHIBIT A

Being known and designated as Lot No. 2 of the BSH Properties, containing 2.620 acres as recorded in Plat Book 36, Page 105, 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.

TOGETHER with a 20-foot sanitary sewer easement (for the installation, maintenance, removal and replacement of sanitary sewer and water lines) in, over and on the property described as follows: Beginning at a point, which point is located North 61 deg. 03 min. 48 sec. West 199.93 feet from the southeast corner of the above-described tract; thence proceeding from said point of beginning South 28 deg. 57 min. 06 sec. West 23.00 feet to a point in the northern line of an existing 20-foot sanitary sewer easement; thence North 61 deg. 03 min. 48 sec. West 20.00 feet to a point; thence North 28 deg. 57 min. 06 sec. East 23.00 feet to a point; thence South 61 deg. 03 min. 48 sec. East 20.00 feet to the point and place of beginning, containing .011 acres, more or less and also being shown on the above-referenced plat provided, however, that on said survey the lines for this sewer easement are incorrectly designated.