

Box
DRAFTED BY: Richard E. Stover; Attorney
P. O. Box 775, King, NC 27021

RECORDING TIME

BK1897 P2186 ✓

NO TITLE CHECK REQUESTED
NO CLOSING PERFORMED

FORSYTH COUNTY
1210

84-23-96

92

PRESENTED FOR
REGISTRATION
AND RECORDED

'96 APR 23 P12:33



\$450.00

Real Estate
Excise Tax



John Holloman
Register of Deeds
Forsyth Co. N.C.

*10.00
Sgt
Lange*

PROBATE AND FILING FEE \$ PAID

Tax Block: _____ Lot: _____ Parcel Identifier No.: _____

Property Address: 6149 University Parkway, Winston-Salem, NC

Mail after recording to: S&H Car Wash, Inc.

Mail future tax bills to: S&H Car Wash, Inc.

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of April, 19 96, by and between

GRANTOR

GRANTEE

KATHRYN SHINAULT OGBURN
(Unmarried)

S&H CAR WASH, INC.

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 (\$ 10.00) TEN & OVC to HER
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 in Forsyth County, North Carolina _____ Township, more particularly described as follows:

BEGINNING at a railroad spike in the eastern right of way of University Parkway and running South 88 degrees 09 minutes 45 seconds East 210.68 feet to an existing iron pipe; thence South 8 degrees 32 minutes 35 seconds West 132.43 feet to an existing iron pipe; thence North 88 degrees 31 minutes 05 seconds West 201.53 feet to an iron pipe; thence North 4 degrees 33 minutes 26 seconds East 132.92 feet to the point and place of BEGINNING.

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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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

IN WITNESS WHEREOF the Grantor has 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.

Kathryn Shinault Ogburn
KATHRYN SHINAULT OGBURN

(seal)

(seal)

(seal)

(seal)

(seal)

(seal)

(seal)

(seal)

(seal)

(seal)

Corporate Name

ATTEST:

By:

President

Secretary

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally came before me this day and acknowledged that he is _____ secretary of _____ a North Carolina corporation, and that by authority duly given as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary.

Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Stokes County

I, ~~Forsyth~~ Stokes KAREN S. FLIPPIN, a Notary Public of ~~Forsyth~~ Stokes County, NC, do hereby certify that KATHRYN SHINAULT OGBURN

OFFICIAL SEAL
NOTARY PUBLIC, NORTH CAROLINA
COUNTY OF STOKES
KAREN S. FLIPPIN
My Commission Expires _____

SEAL/STAMP

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 18th day of April, 1996.

My commission expires JANUARY 30, 2001 Karen S. Flippin Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of KAREN S. FLIPPIN, NP, STOKES COUNTY, NC

is/are certified to be correct.

This the 23 day of April, 1996.

~~I, _____~~, Register of Deeds for Forsyth County by:

JOHN HOLLEMAN, REGISTER OF DEEDS

[Signature] Deputy/Assistant