

DRAFTED BY: Michelle . Minnich, Esq.
Blanco Tackabery Combs & Matamoros, P.A.

RECORDING TIME: 78
FORSYTH CO, NC FEE: \$ 12.00
PRESENTED & RECORDED: 12/13/1999 10:57AM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXT: \$ 850.00
BK2097 P1718 - P1720

Excise Tax: \$850.00 PROBATE AND FILING FEE \$ PAID

Tax Block(s): 4231 Lot(s): 019 Parcel Identifier No.:

Property Address: 2621 Lewisville-Clemmons Road, Clemmons, NC
Mail after recording to: BLANCO TACKABERY COMBS & MATAMOROS, P.A. Box 52
P.O. DRAWER 25008
WINSTON-SALEM, NC 27114-5008
Mail future tax bills to:

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 23rd day of November, 1999, by and between:

GRANTOR	GRANTEE
Q LUBE, INC.	Jr. JAMES A. HAYES AND WIFE, DEBORAH S. HAYES 7712 Low Oak Road Clemmons, NC 27012

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

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 in Forsyth County, North Carolina, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was conveyed to Grantor by instrument recorded in Book 1862, Page 3641.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1) Taxes for the year 2000 and subsequent years.
- 2) All easements and restrictions of record.
- 3) Easement(s) to Duke Power Company recorded in Book 454, Page 172, Forsyth County Registry.
- 4) Easement(s) to State Highway Commission recorded in Book 1019, Page 540, aforesaid County Registry.
- 5) Easement(s) to North Carolina Department of Transportation recorded in Book 1829, Page 3437, aforesaid County Registry.
- 6) Rights of others in and to that portion of insured land which lies within the right of way of Lewisville-Clemmons road as per survey of Kenneth L. Foster, Registered Land Surveyor, dated April 12, 1995.
- 7) Power pole(s) located on insured land and power line(s) crossing said land as shown on survey by Kenneth L. Foster, Registered Land Surveyor, dated April 12, 1995.
- 8) Overhead telephone wires, underground fibre optic cable and telephone manhole located on the insured land as shown on survey by Kenneth L. Foster, Registered Land Surveyor, dated April 12, 1995.
- 9) Real estate sign and speed limit sign located on the insured land as shown on survey by Kenneth L. Foster, Registered Land Surveyor, dated April 12, 1995.

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

CORPORATE GRANTOR:

Q LUBE, INC.

By:

Gregory D. Bassett
Gregory D. Bassett, Vice-President

CORPORATE JURAT:

State of TEXAS HARRIS County
~~NOTARY PUBLIC - FORSYTH COUNTY~~

I, a Notary Public of Harris County and State aforesaid, certify that Gregory D. Bassett personally appeared before me this day and acknowledged that he/she is the Vice-President of Q LUBE, INC., a North Carolina Corporation, and that he/she as Vice-President being authorized to do so, executed the foregoing instrument on behalf of the corporation.

Witness my hand and official stamp or seal, this 23rd day of November, 1999.

My commission expires:

October 19, 2001

James E. Camacho
James E. Camacho Notary Public

NOTARIAL SEAL/STAMP:



The foregoing certificate(s) of James E. Camacho

This the 13th day of December, 1999. is/are certified to be correct.

DICKIE C. WOOD, REGISTER OF DEEDS

Register of Deeds for FORSYTH County

By:

[Signature]
Deputy Assistant

EXHIBIT A

The following tracts of land lying and being in Clemmons Township, Forsyth County, North Carolina, and more particularly described as follows:

TRACT ONE:

BEGINNING at an iron rod, said iron rod being located in the northern margin of Brewer Avenue, said iron rod also marking the southeast corner of the herein described tract, thence with Brewer Avenue South 88 degrees 49 minutes 30 seconds West 200.00 feet to a point located in the northeast corner of the intersection of Brewer Avenue and Lewisville-Clemmons Road; thence with Lewisville-Clemmons Road North 1 degree 11 minutes 30 seconds West 110.01 feet to a point; thence leaving Lewisville-Clemmons Road North 88 degrees 50 minutes 50 seconds East 200.09 feet to an iron rod; thence South 1 degree 08 minutes 40 seconds East 109.93 feet to the point and place of BEGINNING, and containing 0.505 acres, more or less. This description was drafted based on a survey by McAnally Land Surveying, P.C., William Franklin Tatum, P.L.S., entitled "Plat for James A. Hayes" dated October 15, 1999, Job No. S-9921.

The above-described parcel is informally known as tax lots 19, 20, 21, 22 and 23 of tax block 4231, Forsyth County; and also known and designated as lots 19, 20, 21, 22, and a portion 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, reference to which is hereby made for a more particular description.

TRACT TWO: