



16

PRESENTED FOR  
REGISTRATION  
AND RECORDED

OCT 3 10 20 AM '85

L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CTY, N.C.

Excise Tax

Recording Time, Book and Page

Pg \$5.50 pd

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

Mail after recording to ..... Mr. Myron Chenault, 4271 Mill Creek Road, Winston-Salem, N.C. 27106.....

This instrument was prepared by ..... Jerry S. Blackwelder, Quality Oil Company .....

Brief description for the Index

Lot 87 Town & Country Estates Annex

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ..... 30th. day of ..... September....., 19.. 85..., by and between

### GRANTOR

QUALITY OIL COMPANY, a limited  
 partnership of Forsyth County  
 1540 Silas Creek Parkway  
 Winston-Salem, N.C. 27107

### GRANTEE

M & J PROPERTIES, a partnership  
 of Forsyth County  
 4271 Mill Creek Road  
 Winston-Salem, N.C. 27106

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

Being known and designated as Lot numbered 87 as shown upon the plat of Section 3 of Town and Country Estates Annex, which plat is recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 23, page 150, and to which plat reference is hereby made for a more particular description.

This conveyance is made subject to and accepted subject to the restrictive covenants, conditions and restrictions recorded on the 13th day of August, 1968, in Deed Book 969, page 387, and other easements and restrictions of record, if any, in the office of the Register of Deeds of Forsyth County, North Carolina.

This is a portion of the property conveyed to Quality Oil Company by Deed dated February 22, 1984, and recorded in Deed Book 1430, Page 716, in the office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1430. Page 716  
in the office of the Register of Deeds of Forsyth County, North Carolina

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:

All easements and restrictions of record, if any.

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)  
By: -----  
----- President  
ATTEST:  
-----  
----- Secretary (Corporate Seal)

QUALITY OIL COMPANY, a limited partnership  
----- (SEAL)

By Graham F. Bennett ----- (SEAL)  
Graham F. Bennett, General Partner

USE BLACK INK ONLY

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Graham F. Bennett, a  
General Partner of Quality Oil Company

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this 30th day of September, 1985

My commission expires: Bobby G. Boles Notary Public



OFFICIAL SEAL  
BOBBY G. BOLES  
Notary Public - North Carolina  
COUNTY OF FORSYTH  
My Commission Expires June 4, 1990

SEAL-STAMP

NORTH CAROLINA, ----- County.

I, a Notary Public of the County and State aforesaid, 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 and 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 official stamp or seal, this ----- day of -----, 19-----

My commission expires: ----- Notary Public

The foregoing Certificate(s) of Bobby G. Boles N.P. Forsyth Co. N.C.

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

By Josi Jordan ----- REGISTER OF DEEDS FOR FORSYTH COUNTY  
----- Deputy/Assistant - Register of Deeds

PROBATE FEE \$1.00 PAID

N.C. Bar Assoc. Form No. 10-1, 10-2, 10-3, 10-4, 10-5, 10-6, 10-7, 10-8, 10-9, 10-10, 10-11, 10-12, 10-13, 10-14, 10-15, 10-16, 10-17, 10-18, 10-19, 10-20, 10-21, 10-22, 10-23, 10-24, 10-25, 10-26, 10-27, 10-28, 10-29, 10-30, 10-31, 10-32, 10-33, 10-34, 10-35, 10-36, 10-37, 10-38, 10-39, 10-40, 10-41, 10-42, 10-43, 10-44, 10-45, 10-46, 10-47, 10-48, 10-49, 10-50, 10-51, 10-52, 10-53, 10-54, 10-55, 10-56, 10-57, 10-58, 10-59, 10-60, 10-61, 10-62, 10-63, 10-64, 10-65, 10-66, 10-67, 10-68, 10-69, 10-70, 10-71, 10-72, 10-73, 10-74, 10-75, 10-76, 10-77, 10-78, 10-79, 10-80, 10-81, 10-82, 10-83, 10-84, 10-85, 10-86, 10-87, 10-88, 10-89, 10-90, 10-91, 10-92, 10-93, 10-94, 10-95, 10-96, 10-97, 10-98, 10-99, 10-100

BOOK 1508 P 0901