BK1731 P3304

DRAFTED BY: Norman L. Nifong

RECORDING TIME

PRESENTED FOR
REGISTRATION
AND RECORDED

DEC 23 2 43 PM '91

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

EXCISE TAX 138

PROBATE AND FILING FEE $ 6.00 PAID

Tax Block: 5412 Lot: 66D Parcel Identifier No.: 6886270701

Property Address: 526 Dobson St., Kernersville, N. C. 27284

Mail after recording to:

Mail future tax bills to: Grantee P. O. Box 444 Welcome, N. C. 27374

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1st day of December, 19 91, by and between

GRANTOR	GRANTEE
STEPHEN L. GOOGE and wife, SUSAN L. GOOGE	T & A AUTOMOTIVE ENTERPRISE, INC., a North Carolina corporation

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 ($ 100.00 & OVC) One Hundred Dollars and OVC -- to them 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 an iron stake located in the east right-of-way line of Dobson Street (also known as Kerner Road), said iron stake being located at the southwest corner of A. A. Loggins property; running thence with the south line of said Loggins property, South 88° 58' 30" East 238.61 feet to an iron stake; running thence North 29° 27' 10" West 99.90 feet to an iron stake; running thence South 89° 33' East 110.57 feet to an iron stake; thence with the west line of Mount Gur Cemetery property, South 0° 31' 40" West 224.4 feet to an iron stake; running thence North 88° 58' 30" West 240.15 feet to an iron stake in the east right-of-way line of Dobson Street; running thence with the east right-of-way line of said Road, North 22° 47' West 150.0 feet to the point and place of beginning and being the identical property described as Tract 2 in deed recorded in Book 1011, Page 471, Forsyth County Registry.

5210

The above land was conveyed to Grantor by (see book number 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Stephen L. Googe (seal) — STEPHEN L. GOOGE

Susan L. Googe (seal) — SUSAN L. GOOGE

(seal)

(seal)

STATE OF NORTH CAROLINA – Forsyth County

I, Jane H. Cox, a Notary Public of Forsyth County, NC, do hereby certify that Stephen L. Googe and wife, Susan L. Googe personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 23rd day of December, 19 91.

OFFICIAL SEAL, Notary Public, North Carolina, COUNTY OF FORSYTH, JANE A. COX

SEAL/STAMP My commission expires 6-22, 1995. Jane H. Cox 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 Jane H Cox Notary Forsyth Co. NC is/are certified to be correct.

This the 23 day of Dec, 1991.

L.E. Speas, Register of Deeds for Forsyth County by:

Diana C Finch Deputy/Assistant

Forsyth County Register of Deeds form RPD 6/90