

Frye Box

THIS INSTRUMENT DRAFTED BY:

WILLIAM E. RABIL, JR.
(SIGNATURE OF DRAFTSMAN)

101

NORTH CAROLINA)
FORSYTH COUNTY)

SUBSTITUTE TRUSTEE'S DEED

THIS SUBSTITUTE TRUSTEE'S DEED, made this the 13 day of December, 1977, by WILLIAM E. RABIL, JR., SUBSTITUTE TRUSTEE for the State of North Carolina through the Sheriff of Forsyth County, North Carolina, his successors and assigns;

WITNESSETH THAT:

WHEREAS, Billy E. Tuttle and wife, Jenny C. Tuttle d/b/a B & B Bonding Company made and executed to Charles J. Alexander, II, Trustee, two certain deeds of trust, the first being on June 21, 1974 as recorded in Book 1130, page 100, Forsyth County Registry, and the second being on January 10, 1975 as recorded in Book 1140, page 595, Forsyth County Registry, both being upon the lands hereinafter described; and

WHEREAS, William E. Rabil, Jr., was duly appointed as Substitute Trustee in the first deed of trust by instrument recorded in Book 1199, page 855, Forsyth County Registry; and William E. Rabil, Jr., was duly appointed as Substitute Trustee in the second deed of trust by instrument recorded in Book 1199, page 853 Forsyth County Registry; and

WHEREAS, the said William E. Rabil, Jr., Substitute Trustee, in compliance with the terms of said Deeds of Trust and pursuant to the Order of Foreclosure Resale dated September 15, 1977, as set forth in file 77 SP 652, in the Office of the Clerk of Court of Forsyth County, North Carolina, and pursuant to the laws of the State of North Carolina, exposed the hereinafter described lands at public sale to the highest bidder, after due advertisement, on the 3rd day of October, 1977, at the Courthouse door in Winston-Salem, North Carolina, where and when Baxter B. Slaughter, III, became the last and highest bidder at the sum of \$12,000.00, which bid was duly assigned by Baxter B. Slaughter, III, by separate agreement dated November 18, 1977 to OLIN C. CRANFILL AND WIFE, DIANE B. CRANFILL, of Forsyth County, North Carolina,

NOW THEREFORE, for and in consideration of the premises and the sum of \$12,000.00 in hand paid by Olin B. Cranfill and wife, Diane B. Cranfill, the receipt of which is hereby acknowledged, the said WILLIAM E. RABIL, JR., Substitute Trustee does by these presents hereby sell and convey unto the said OLIN B. CRANFILL AND WIFE, DIANE B. CRANFILL, their successors and assigns, the following tract and parcel of land lying in Forsyth County, North Carolina, and being more particularly described as follows:

Beginning at an iron, said iron being located on the South right-of-way line of Ransom Road, said iron also being the Northwest corner of Lot #6 on the Map of Mrs. Hervey Jones Witherow Property, Plat Book 16, Page 154, Forsyth County Registry; thence proceeding South 20° 04' 06" West 180.80 feet to an iron; thence proceeding South 76° 02' 25" West 70.82 feet to an iron stake; thence proceeding South 88° 49' 5.50 feet to an iron; thence along the new line North 13° 77' 26" West 196.88 feet to a point in the South right of way line of Ransom Road; thence proceeding South 87° 17' 25" East 89.54 feet to an iron at the point and place of Beginning, being a portion of Lot #5 on the Map of Mrs. Hervey Jones Witherow, as recorded in Plat Book 16, page 154, Forsyth County Registry. All according to a survey of John G. Bane dated March 2, 1972, and being Job No. 5252.



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TO HAVE AND TO HOLD the aforesaid tract and parcel of land to the said OLIN B. CRANFILL AND WIFE, DIANE B. CRANFILL, their successors and assigns, to their use and behoof forever; and the said William E. Rabil, Jr., Substitute Trustee, covenants that he is seized of said premises and has the right to convey same and that he will warrant and defend the title to the same insofar as it is his duty to do so by virtue of his office as Substitute Trustee and no further, and is subject to taxes, assessments, and prior encumbrances, easements and restrictions of record.

IN TESTIMONY WHEREOF, the said William E. Rabil, Jr., Substitute Trustee, has hereunto set his hand and seal.

William E. Rabil, Jr. (SEAL)
William E. Rabil, Jr.
Substitute Trustee

NORTH CAROLINA)
)
FORSYTH COUNTY)

I, Carol C. Glenn, a Notary Public of said County and State, do hereby certify that, William E. Rabil, Jr., Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing Substitute Trustee's Deed.

Witness my hand and notarial seal this the 13 day of December 1977.

Carol C. Glenn
Notary Public

My commission expires:

September 1, 1982

CAROL C. GLENN, Notary Public
Forsyth County, North Carolina
My commission expires September 1, 1982

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Carol C. Glenn N.P.
(here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the 16th day of August 19 78.

Probate fee \$1.00 paid.

PRESENTED FOR
REGISTRATION
AND RECORDED

Eunice Ayers, Register of Deeds

By Jessie Holden Deputy-~~Register~~

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EUNICE AYERS
REGISTER OF DEEDS
FORSYTH CTY. N.C.

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