

DRAFT by: Gary J. Walker 221 98

Mail to Gary Walker 2332 N. Liberty St. Winston-Salem N.C. 27105
(Name) (St. & No. or R.F.D.) (City) (State)

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

CORPORATION
DEED OF TRUST

This Indenture, made this 13th day of February, 19 89, by and between

R. & J. Messick, Inc., a Corporation of Forsyth County, North Carolina,
party of the first part, and Gary J. Walker Trustee, party of the second part,
and Joe E. Walker and wife Wanda H. Walker parties of the third part;

WITNESSETH, Whereas, the said party of the first part being indebted to said part ies of the third part in the
principal sum of Three Thousand and no/100 Dollars for

Money Loaned

as evidenced by note(s) of even date herewith, as follows:

Monthly payments of principal and interest in the sum of \$35.55 beginning
February 1, 1989. All principal and accumulated interest due 1-1-1991
the payment whereof the said party of the first part desires to secure.

NOW, THEREFORE, in consideration of the premises, and in further consideration of one dollar to each in hand paid, the receipt
whereof is hereby acknowledged, the said party of the first part has granted, bargained and sold and by these presents does grant, bargain,
sell and convey unto the said Gary J. Walker Trustee, his successors, or assigns, that certain piece, parcel, lot
or tracts of land lying in Forsyth County, and more particularly described as follows:

Lying and being in Middlefork Township No 2, Forsyth County, N.C. and being
known and designated as Lot No 147, and 148 as shown on the map of Masten Park
as recorded in Plat Book 2, page 19(3) in the Office of the Register of Deeds
of Forsyth County, North Carolina, to which map reference is hereby made for
a more particular description of said property, This is the same property
described in deed recorded in Book 600, page 215.

Being the same property conveyed to J. A. Koonts and wife, Annie S. Koonts
from Harold K. Bostian and wife, Annie Mae Bostion by deed dated June 8, 1961,
filed for registration on June 9, 1961 of record in Deed Book 826, page 434
Register's Office for said county. The said J.A. Koonts died on March 23, 1968
& resident of Davidson County, Tennessee.
Property Address: 628 Glenbrook Dr, Winston-Salem, NC

TO HAVE AND TO HOLD The said premises, together with all the privileges and appurtenances thereto belonging, incident or appertaining thereto, unto the
said Gary J. Walker Trustee, his successors and assigns, in trust for
the uses and purposes hereinafter limited, described and declared. And the said party of the first part covenants with the said Trustee that it is seized of said
premises in fee, and has the right to convey the same in fee simple; that the same are free from all encumbrances, and that it will warrant and defend the title to the
same against the claims of any and all persons whomsoever.

PROVIDED, Nevertheless, and on this EXPRESS CONDITION, that if the said party of the first part shall fail or neglect to pay the interest on the aforesaid
note(s) as the said interest becomes due and payable, or if it shall fail or neglect to pay the principal and interest due on any of said note(s) at the maturity of any of
them, or if any part of said note(s) shall remain due and unpaid, then it shall be the duty of the said Gary J. Walker Trustee,
successors or assigns, at the request of the said part ies of the third part, or his assigns, to sell said land at public
auction to the highest bidder for cash at the courthouse door in Winston-Salem, Forsyth County, N.C., after giving all notices of hearing and sale for the time and in
the manner prescribed by applicable law, and thereafter shall make and deliver to the purchaser thereof a deed therefor, and the said Trustee, after deducting 5%
commission for making said sale, and after applying all expenses necessarily incurred in properly executing the trust herein declared, shall apply the proceeds of
said sale to the discharge and payment of the aforesaid note and interest, then pay the surplus, if any, to the parties entitled to same according to law.

BOOK 1660-3830

The irrevocable power to appoint a substitute trustee or trustees is hereby expressly granted to the party of the third part, its successors or assigns, to be exercised at any time hereafter, without notice and without specifying any reason therefor, by filing for record in the office where this instrument is recorded an instrument of appointment. The party of the first part, for itself, its successors and assigns, and the party of the second part herein named, or that may be substituted hereunder, expressly waive notice of the exercise of this power, and any necessity for making oath or giving bond by any trustee, as well as any requirement for application to any court for the removal, appointment or substitution of any trustee hereunder; and the party of the third part, its successors or assigns, may also appoint a substitute trustee in accordance with the laws of North Carolina.

Attest: Thomas Jeffrey Messick
Secretary

By Rau dale Stevenson
President

This 13th day of FEB, 1989, personally came before me, KENNETH R. HARTMAN, a notary public, THOMAS JEFFREY MESSICK who, being by me duly sworn, says that he knows the Common Seal of R+J MESSICK, INC. and is acquainted with RANDALL STEVEN MESSICK who is the President of said Corporation, and that he, the said THOMAS JEFFREY MESSICK, is the Secretary of the said Corporation, and saw the President sign the foregoing instrument, and saw the Common Seal of said Corporation affixed to said instrument by said President, and that he, the said THOMAS JEFFREY MESSICK, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and notarial seal, this the 13th day of FEB, 19 89

(Notarial Seal)

My commission expires: 12-19-90

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Kenneth R. Hostman N.P.
(here give name and official title of the officer signing the certificate, passed upon)

is ~~(are)~~ certified to be correct. This the 13 day of Feb A.D. 1989.

L. E. SPEAS, REGISTER OF DEEDS ~~Formerly~~ **James A. Speas, Register of Deeds**

Probate fee ~~50~~ paid.

By Jesse Galden Deputy-Attorney General

Filing Fee \$_____ paid.

Drafted by: GARY J. WALKER

PRESENTED FOR
REGISTRATION
AND RECORDED

FEB 13 3 39 PM '89

L.E. SPEAS
REGISTER OF DEEDS
(FORSYTH COUNTY, GA)

BOOK 1660-3831

**CORPORATION
DEED OF TRUST**