

*Terrence, Jr*  
Drafted by: Stephen A. Johnson

BK1752 P0392 ✓

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★ STATE OF NORTH CAROLINA )

COUNTY OF FORSYTH )

D E E D

THIS DEED, made this 29<sup>th</sup> day of July, 1992, by SMITH BAGLEY, ZACHARY SMITH and WACHOVIA BANK OF NORTH CAROLINA, N.A. (formerly known as Wachovia Bank and Trust Company, N.A.), CO-TRUSTEES U/W W. N. REYNOLDS for Z. SMITH REYNOLDS FOUNDATION, INC. (hereafter together referred to as "Grantors") to INTEGON LIFE INSURANCE CORPORATION, a North Carolina corporation (hereinafter referred to as "Grantee");

W I T N E S S E T H:

For and in consideration of Four Hundred Thirty Thousand Three Hundred Seventy-Five and 00/100 Dollars (\$430,375.00) and Other Valuable Consideration, the Grantors have conveyed and by these presents do convey to the Grantee and his heirs, successors and assigns, in fee simple, the following tract of land located in Forsyth County, North Carolina:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE


TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee, his heirs, successors and assigns forever.


And the Grantors do hereby covenant that they have not placed or suffered to be placed any presently existing liens or encumbrances on said premises, and that they will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of Grantors as Co-Trustees, insofar as it is their duty to do so by virtue of their office as Co-Trustees, but no further, subject to the conditions, restrictions, reservations and easements, if any, duly of record constituting constructive notice thereof and 1992 ad valorem taxes, which shall be prorated at closing.

RK1752 P0393

Grantors make no expressed or implied warranty as to the physical condition of said property including, without limitation, whether the property contains hazardous or dangerous substances or contaminants in the structure or upon the soil.

IN WITNESS WHEREOF, the undersigned have executed this instrument under seal.

 (SEAL)  
SMITH BAGLEY, CO-TRUSTEE U/W W. N. REYNOLDS FOR Z. SMITH REYNOLDS FOUNDATION, INC.

 (SEAL)  
ZACHARY SMITH, CO-TRUSTEE U/W W. N. REYNOLDS FOR Z. SMITH REYNOLDS FOUNDATION, INC.

WACHOVIA BANK OF NORTH CAROLINA, N.A. (formerly known as Wachovia Bank and Trust Company, N.A.), CO-TRUSTEE U/W W. N. REYNOLDS FOR Z. SMITH REYNOLDS FOUNDATION, INC.

BY:   
Vice-President



Secretary

FORSYTH

08-03-92



\$861.00

Real Estate  
Excise Tax

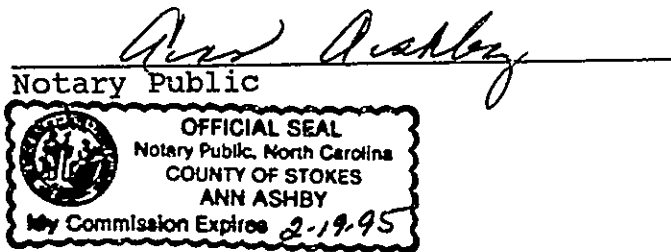
NORTH CAROLINA )  
 )  
 FORSYTH COUNTY )

I, the undersigned Notary Public of said County and State, do hereby certify that ZACHARY SMITH, CO-TRUSTEE U/W W. N. REYNOLDS FOR Z. SMITH REYNOLDS FOUNDATION, INC., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESSED my hand and notarial seal or stamp, this 31<sup>st</sup> day of July, 1992.

My Commission Expires:

2-19-95



*Dustin Bagley*  
~~NORTH CAROLINA~~ )  
 )  
~~FORSYTH COUNTY~~ )

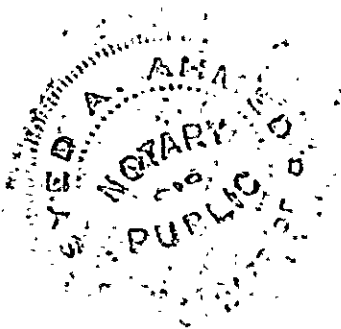
I, the undersigned Notary Public of said County and State, do hereby certify that SMITH BAGLEY, CO-TRUSTEE U/W W. N. REYNOLDS FOR Z. SMITH REYNOLDS FOUNDATION, INC., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESSED my hand and notarial seal or stamp, this 30 day of July, 1992.

My Commission Expires:

9/14/94

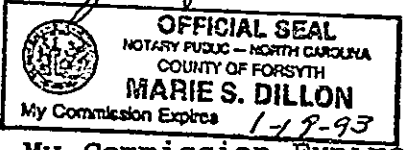
*[Signature]*  
 Notary Public



STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

This 29th day of July, 1992 personally came before me, the undersigned notary public, M. P. Hayes who, being by me duly sworn, says that he knows the common seal of WACHOVIA BANK OF NORTH CAROLINA, N.A. (formerly known as Wachovia Bank and Trust Company, N.A.), CO-TRUSTEE U/W W. N. REYNOLDS FOR Z. SMITH REYNOLDS FOUNDATION, INC. and is acquainted with R. Dennis Moon who is the Vice President of said Corporation, and that he, the said M. P. Hayes, is the Asst. Secretary of the said Corporation, and saw the said Vice President sign the foregoing or annexed instrument, and saw the said common seal of said Corporation affixed to said instrument by said Vice President, and that he, the said Asst. Secretary, signed his name in attestation of the execution of said instrument in the presence of said Vice President of said Corporation.

WITNESS my hand and official seal this 29th day of July, 1992.



Marie S. Dillon  
Notary Public

My Commission Expires:  
1-19-93

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STATE OF NORTH CAROLINA-Forsyth County

The foregoing (or annexed) certificate PRESENTED BY NP, Stokes Co, NC and  
Syed A. Ahmed, NP, District of Columbia, and Marie S. Dillon, NP,  
Forsyth Co, NC  
is/are certified to be correct. This the 3 day of August, 1992.  
92 AUG -3 P4:34  
L. E. Speas, Register of Deeds  
L. E. SPEAS By Deborah Riddle Deputy-Assistant  
REGISTER OF DEEDS  
FORSYTH CO. N.C.  
Probate and Filing Fee \$ 16.00 paid.

EXHIBIT ATract I

Lying and being at the northwest intersection of Spruce Street and West 4th Street in the City of Winston-Salem, NC, and bounded as follows, viz: Beginning at an iron stake at the northwest intersection of Spruce Street and West 4th Street and running thence westwardly along the Northern line of West 4th Street 100 feet to an iron stake; thence northwardly in a line parallel with the west line of Spruce Street 100 feet to an iron stake; thence eastwardly in a line parallel with the north line of West 4th Street 100 feet to an iron stake in the west line of Spruce Street; thence southwardly along the west line of Spruce Street 100 feet to an iron stake, the point of beginning. For more definite description of this property see deed from P. H. Hanes and wife, to J. A. Efird and D. A. Swink, Trustees Augsburg Evangelical Lutheran Church, recorded in the Register of Deeds' office of Forsyth County. Also deed from Jas. A. Blum and wife to P. H. Hanes, Book 32, Page 550. Also deed from W. L. Brown and wife to Jas. A. Blum book 11, page 220. Also deed from Thomas F. Leak and wife to W. L. Brown, Book 10, page 464. Also deed from E. A. deSchweinitz to Thomas F. Leak, Book 32, page 532, to which reference is hereby made for a more definite description of said lot.

SAVE AND EXCEPT from Tract I that property conveyed to A. Cohn by deed recorded in Deed Book 291, Page 306, Forsyth County Registry and a 12-foot strip along the southern lot line described in a Judgment in favor of the City of Winston-Salem recorded in Deed Book 299, page 239, Forsyth County Registry to widen West Fourth Street.

FURTHER SAVE AND EXCEPT property reserved by the Grantor of deed recorded in Book 283, at Page 259, Forsyth County Registry.

Tract II

Beginning at an iron stake in the North property line of West Fourth Street, said stake being 75 feet from the West property line of Spruce Street as measured Westwardly along West Fourth Street, and running thence with the North property line of West Fourth Street South 85 deg. 10 min. West 25 feet to an iron stake, thence North 4 deg. 30 min. West in a line parallel to Spruce Street 100 feet to an iron stake, thence North 85 deg. 10 min. East in a line parallel to Fourth Street, 25 feet to an iron stake, thence South 4 deg. 30 min. East in a line parallel to Spruce Street 100 feet to the place of Beginning, and containing 2500 square feet.

BK1752 P0397

From the foregoing described lot is excepted a strip approximately 12 feet in width across the south end of said lot, which said strip of 12 feet has heretofore been taken by the City of Winston-Salem for the purpose of widening West Fourth Street.

Tract III

Beginning at an iron stake on the west side of North Spruce Street, said point of beginning being 88 feet from the present northwest intersection of the property lines of North Spruce Street and West Fourth Street and also being the northeast corner of that property owned by W. N. Reynolds, and running thence along the west line of North Spruce Street, North 3 deg. 20 min. West 100 feet to a point; thence South 86 deg. 15 min. West 100 feet to a point; thence South 3 deg. 20 min. East 100 feet to a point; thence North 86 deg. 15 min. East 100 feet to the place of Beginning. Being the eastern half of Lot No. 185 as shown on the plat of Winston, plat of said property being recorded in Plat Book 8, page 66(4). See deed to W. P. Hill dated February 2, 1878 recorded in Book 11, page 199. See Administration File No. X-2604 in the office of the Clerk of the Superior Court of Forsyth County, North Carolina. A plat showing this property is attached to a deed from W. P. Hill, et al to E. A. Hill et ux and is to be made a part of this description.

SAVE AND EXCEPT from Tract III that property conveyed to Frank P. Kinney and wife, Frances W. Kinney by deed recorded in Deed Book 583, Page 97, Forsyth County Registry.

All of the above described property is now known as Tax Lot 11 in Block 82 of the Forsyth County Tax Maps as presently constituted.

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