

11

Drafted by: Jeffrey T. Bryson
Mail to: Mr. and Mrs. Ronald F. Ray, 3140 Wide Country Rd, Pfafftown, NC 27040
(Name) (Street and Number) (City) (State) (Zip)
Mail future tax bills to: Mr. and Mrs. Clay Dawson, 3140 Wide Country Rd, Pfafftown, NC 27040
(Name) (Street and Number) (City) (State) (Zip)

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

DEED OF TRUST

This Indenture, made this 27th day of October, 1986, by and between
Kenneth Clayton Dawson and wife Patricia Hagerman Dawson
part ies of the first part, and Jeffrey T. Bryson Trustee, party of the second part,
and Ronald F. Ray and wife Brenda K. Ray part ies of the third part;

WITNESSETH, Whereas, the said part ies of the first part being indebted to said part ies of the third part
in the principal sum of Seven Thousand Ninety Four & 39/100***** Dollars for _____
_____ as evidenced by note(s) of even date herewith, as follows:

the payment whereof the said part ies of the first part desire(s) 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 part ies of the first part have granted, bargained and sold and by these presents do grant, bargain, sell and convey unto
the said Jeffrey T. Bryson Trustee, his successors, or assigns, that certain piece, parcel, lot or tracts of land lying in Forsyth County, and
more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 2, as shown on the Map of Wide Country
Estates, as recorded in Plat Book 22, page 10, in the Office of the
Register of Deeds of Forsyth County, North Carolina, reference to which
is hereby made for a more particular description.

SAVE AND EXCEPT easements and restrictions of record, if any, and that
certain Deed of Trust to Wachovia Mortgage Company dated March 16, 1979
in the principal amount of \$39,900.00 as recorded in Deed of Trust Book
1265, page 1289, which the grantees herein assume and agree to pay.

PROPERTY ADDRESS 3140 Wide Country Road BLOCK 4765 LOT 002

TO HAVE AND TO HOLD The said premises, together with all the privileges and appurtenances thereto belonging, incident or appertaining thereto, unto the
said Jeffrey T. Bryson Trustee, his successors and assigns, in trust for the uses and purposes hereinafter limited, described
and declared. And the said part ies of the first part covenant(s) with the said Trustee that they are seized of said premises in fee, and have
the right to convey the same in fee simple; that the same are free from all encumbrances, and that they 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 part ies 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 they shall fail or neglect to pay the principal and interest due on any 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 Jeffrey T. Bryson
Trustee, his successors or assigns, at the request of the said part ies of the third part, or their 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

It is stipulated and agreed that in case the said part ies of the first part shall pay off said note(s) and interest and shall discharge fully the trusts herein declared
before such sale then the aforesaid premises shall be reconveyed to the said part ies of the first part or the title hereto be revested according to the provisions
of law. And the said part ies of the first part covenant _____ and agree _____ that they will keep all taxes which may be assessed against said premises
promptly paid off, and that they will keep the buildings on premises insured against loss or damage by fire, for the benefit of the said part ies of the third part,
loss, if any, to be made payable in the policy or policies of insurance to said Trustee, as their interest may appear; and in case the said taxes or the premiums
for said insurance should at any time be paid by the said part ies of the third part, or assigns, then the amounts so expended shall become debts due, shall bear
interest at the rate of six per cent per annum, and their payment will be secured by this deed of trust.

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 part ies of the first part, for themselves, their heirs, executors, administrators, 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 part _____ of the third part,
its successors or assigns, may elect to appoint a substitute trustee in accordance with the laws of North Carolina.

IN TESTIMONY WHEREOF, the said Kenneth Clayton Dawson and Patricia Hagerman Dawson
have hereunto set their hands and seals the day and year first above written.

Patricia Hagerman Dawson (SEAL) _____ (SEAL)
Kenneth Clayton Dawson (SEAL) _____ (SEAL)
BOOK 1571 P 999 (SEAL)

STATE OF NORTH CAROLINA—Forsyth County

I, Jennifer Gail Harmon, a Notary Public of Forsyth County, North Carolina, do certify that Kenneth Clayton Dawson and his wife, Patricia Hagerman Dawson each personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Trust.

Witness my hand and official seal, this 27th day of October, 1986.



OFFICIAL SEAL
NOTARY PUBLIC — NORTH CAROLINA
COUNTY OF FORSYTH
JENNIFER GAIL HARMON
My Commission Expires July 15, 1990

Jennifer Gail Harmon Notary Public
My commission expires: July 15, 1990

STATE OF NORTH CAROLINA—Forsyth County

I, _____, a Notary Public of Forsyth County, North Carolina, do certify that _____ and his wife, _____

each personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Trust.

Witness my hand and official seal, this _____ day of _____, 19____.



Notary Public
My commission expires: _____

STATE OF NORTH CAROLINA—Forsyth County

This _____ day of _____, A.D., 19____, personally came before me, _____, a notary public, _____ who, being by me

(Name of Secretary or Assistant Secretary)

duly sworn, says that he knows the Common Seal of _____, (Name of Corporation)

and is acquainted with _____ who is the _____ President of said Corporation, and that he, the said _____, is the _____ Secretary of said Corporation, and saw the said _____ President sign the foregoing instrument, and saw the said Common Seal of said Corporation affixed to said instrument by said _____ President, and that he, the said _____, signed his name in attestation of the execution of said instrument in the

(Name of Secretary or Assistant Secretary)

presence of said _____ President of said Corporation.

Witness my hand and notarial seal, this the _____ day of _____, A.D., 19____.



Notary Public
My commission expires: _____

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Jennifer Gail Harmon, N.P. (here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the 28th day of October A.D. 1986.

L. E. Speas, Register of Deeds

Probate and filing fee \$ 6.50 paid. By W. Payne Deputy-Assistant

DEED OF TRUST

FROM

Kenneth Clayton Dawson and
wife Patricia Hagerman Dawson

TO

Jeffrey T. Bryson
TRUSTEE

FOR

Ronald F. Ray and wife

Brenda K. Ray

Insert brief description here to be used
on Register of Deeds Index

Lt 2 WIDE COUNTRY ESTATES
TAX BLOCK 4765, Lt 002

PRESENTED FOR
REGISTRATION
AND RECORDED

OCT 28 9 28 AM '86

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY, NC.

CC

BOOK 1571 P 1000