

DRAFTED BY: ROBERT W. PORTER

RECORDING TIME

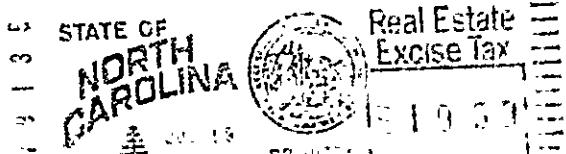
BK 1721 P1887

PRESENTED FOR  
REGISTRATION  
AND RECORD

'91 JUL 31 P3:27

193 L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CO. N.C.

PROBATE AND FILING FEE \$ 8.00 PAID



EXCISE TAX 10.00

Tax Block: 3912D Lot: 6 Parcel Identifier No.:  
Property Address: 4520 Fernhaven Circle, Winston-Salem, N.C. 27104 / 4400 Sile Creek Blvd  
Mail after recording to: S & D, A NORTH CAROLINA GENERAL PARTNERSHIP, 275 Executive Park  
Mail future tax bills to: (Same) Boulevard, Winston-Salem, N.C. 27103 27104

### FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of July, 19 91, by and between

GRANTOR

RICHARD A. CROXTON, JR.  
and wife,  
RUTH ESSICK CROXTON

GRANTEE

S & D, A NORTH CAROLINA  
GENERAL PARTNERSHIP

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 \$ 10.00 & ovc, VALUABLE CONSIDERATIONS 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 Winston Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Condominium Unit No. 6, as shown on the Plat of The Glade, Phase One, as recorded in Condominium Book 3, Pages 28 through 30, inclusive, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference, see Deed Book 1524, Page 989, Forsyth County Registry. TOGETHER WITH all rights and easements appurtenant to said Unit as specifically enumerated in the Declaration of Condominium issued by The Glade Development, Inc., and recorded in Book 1491, Page 330, et seq., in the Office of the Register of Deeds of Forsyth County, North Carolina; and membership in The Glade Homeowners Association, Inc.; and TOGETHER WITH an undivided interest in and to the Common Areas and Facilities, as shown on the recorded plat and set out in the aforementioned Declaration of Condominium.

BEING INFORMALLY KNOWN AS Tax Lot 6, Block 3912D, Winston Township, Forsyth County Tax Records.

THIS CONVEYANCE IS MADE SUBJECT TO A DEED OF TRUST TO THE FIDELITY COMPANY, TRUSTEE FOR PIEDMONT FEDERAL SAVINGS AND LOAN ASSOCIATION, IN THE ORIGINAL AMOUNT OF \$104,800.00, DATED AND FILED FOR RECORD ON JULY 11, 1985, IN DEED OF TRUST BOOK 1495, PAGE 942, FORSYTH COUNTY REGISTRY, WHICH THE\*\*

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, save and except easements and restrictions of record, if any, 1991 ad valorem taxes to be pro rated; and Deed of Trust set forth above.

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

\*\*GRANTEE HEREIN EXPRESSLY ASSUMES AND AGREES TO PAY.

Richard A. Croxton, Jr. (seal)  
RICHARD A. CROXTON, JR.

(seal)

Ruth Essick Croxton (seal)  
RUTH ESSICK CROXTON

(seal)

STATE OF NORTH CAROLINA - Forsyth County

OFFICIAL SEAL  
Notary Public, North Carolina  
JODY H. WELCH  
Commission Expires October 10, 1992

I, Jody H. Welch, a Notary Public of Forsyth County, NC, do hereby certify that RICHARD A. CROXTON, JR. and wife, RUTH ESSICK CROXTON personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 19th day of July, 19 91.

SEAL/STAMP

My commission expires October 10, 19 92. Jody H. Welch 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 Jody H. Welch, Notary Public, Forsyth County, N.C.

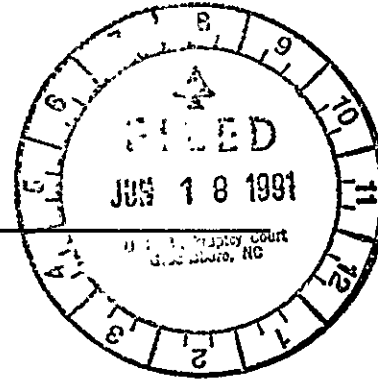
is/are certified to be correct.

This the 21st day of July, 19 91.

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

Maria S. [Signature] Deputy/Assistant  
Forsyth County Register of Deeds Form STD 4/90

UNITED STATES BANKRUPTCY COURT  
MIDDLE DISTRICT OF NORTH CAROLINA  
CASE NO. 91-11509



In Re: Richard A. Croxton, Jr.  
126 N. Cliffdale Drive  
Winston-Salem, NC 27106

and

Ruth P. Croxton

Debtors

ORDER GRANTING DEBTORS' MOTION FOR AUTHORITY  
TO SELL REAL ESTATE

THIS CAUSE having come before the Court upon the debtors' Motion for Authority to Sell Real Property and the Court having heard and considered arguments of counsel and having been advised by the Trustee that the Trustee does not object to the relief requested by the debtors nor do any of the creditors secured by the subject real property, and being otherwise fully advised, it is hereby

ORDERED that the debtors' Motion for Authority to Sell Real Property is granted upon the following terms:

1. The Debtors are granted leave to sell the condominium located at 4520 Fernhaven Circle, Winston-Salem, North Carolina 27104 ("subject property") pursuant to the terms of the Purchase and Sale Agreement between the buyer and Debtors dated May 2, 1991.
2. The Debtors shall pay to First Citizens Bank from the proceeds of the sale the sum of \$10,000.00 in consideration for which First Citizens Bank shall release its second mortgage on the subject property.
3. The balance left due and owing First Citizens Bank on its claim secured by the subject real property shall be transferred to the First Citizens claim under Account No. 3033287 which is secured by certain pledge to accounts receivable.
4. All secured claims filed by Piedmont Federal Savings and Loan Association and First Citizens Bank secured by the subject real property are hereby stricken.

DONE AND ORDERED this the 18 day of June, 1991.

JERRY G. TART

The Honorable Jerry G. Tart  
U. S. Bankruptcy Judge

RK1721 P1888