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Mail after recording to: <u>Ediffragelies, Le., 3000 Belkes/A flace, 5.4.12 703, W-5, NC 27/05</u> Aail future tax bills to: FORSYTH COUNTY, NORTH CAROLINA TRUSTEES' DEED FORSYTH COUNTY, NORTH CAROLINA TRUSTEES' DEED THIS DEED made this <u>23rd</u> day of <u>June</u> , 19, 95, by and between DESKINATED GRANTOR MALCOLM BRYANT WADE, III EdWard L. POWELL Deskinated Grantor, Trustee and Grantee as used bereis skall include said parties, their birs, seccessor, and assigns, and subili include singulus, plural, masculine, teminic or norder as required by context. WITNESSETH, that whereas the Designated Grantor, on the <u>23rd</u> day of <u>August</u> , 19, 91, made and executed to the Trustee, a Deed of Trust recorded in Book <u>1722</u> Page <u>4208</u> upon the lands hereinsfler described, and whereas the Designated Grantor failed to comply with the terms of sail Deed of Trust, (and whereas <u>EdWard L. POWell</u> was duly appointed Substitute-Trustee by instrument recorded in Book <u>1840</u> Page <u>3940</u> ; and whereas the said Trustee in compliance with the terms of sail Deed of Trust, exposed gaid lands to public sale to the highest bidder, after due advertisement, on the <u>31st</u> day of <u>March</u> 19, 95, at the Courthouse door in Winston-Salem, when and where the Granter	Tax Block:L	.ot:	Parcel	Identifier	No.: _						
Initial of this	Mail after recording to: <u>Et A f</u> Mail future tax bills to:	TH COUN	1					/		, NC ED	27/03
MALCOLM BRYANT WADE, III EDWARD L. POWELL E & M PROPERTIES, INC. The designation Designated Granter, Trustee and Grantee as used berein skall include said parties, their bein, successors, and assigns, and shall include singular, plural, masculine, teminine or nexter as required by context. E & M PROPERTIES, INC. WITNESSETH, that whereas the Designated Grantor, on the23rd_day ofAugust, 19_91_, made and executed to the Trustee, a Deed of Trust recorded in Book1722_ Page4208_ upon the lands hereinafter described, and whereas the Designated Grantor failed to comply with the terms of said Deed of Trust, (and whereasEdward L. Powell was duly appointed Substitute-Trustee by instrument recorded in Book1840Rege3940); and whereas the said Trustee in compliance with the terms of said Deed of Trust exposed said lands to public sale to the highest bidder, after due advertisement, on the31stday ofMarch95, at the Courthouse door in Winston-Salem, when and where the Granter	THIS DEED made this	23rd da	y of	June			<u>, 19_</u>	<u>95</u> , t	y and bet	ween	
The designation Designated Grantor, Trustee and Grantee as used herein shall include said parties, their heirs, successors, and sasigns, and shall include singular, plural, masculine, teminine or nexter as required by context. WITNESSETH, that whereas the Designated Grantor, on the <u>23rd</u> day of <u>August</u> , <u>19_91</u> , made and executed to the Trustee, a Deed of Trust recorded in Book <u>1722</u> Page <u>4203</u> upon the lands hereinefter described, and whereas the Designated Grantor failed to comply with the terms of said Deed of Trust, (and whereas <u>Edward L. Powell</u> was duly appointed Substitute-Trustee by instrument recorded in Book <u>1840</u> Page <u>3940</u>); and whereas the said Trustee in compliance with the terms of said Deed of Trust exposed said lands to public sale to the highest bidder, after due advertisement, on the <u>31st</u> day of <u>March</u> <u>19</u> <u>95</u> , at the Courthouse door in Winston-Salem, when and where the Granter	DESIGNATED GRANTOR			TRUSTEE					GRANT	EE	
Example of neutral required by context. WITNESSETH, that whereas the Designated Grantor, on the <u>23rd</u> day of <u>August</u> , <u>19</u> 91, made and executed to the Trustee, a Deed of Trust recorded in Book <u>1722</u> Page <u>4208</u> upon the lands hereinefter described, and whereas the Designated Grantor failed to comply with the terms of said Deed of Trust, (and whereas <u>Edward L. Powell</u> was duly appointed Substitute-Trustee by instrument recorded in Book <u>1840</u> Page <u>3940</u>); and whereas the said Trustee in compliance with the terms of said Deed of Trust exposed said lands to public sale to the highest bidder, after due advertisement, on the <u>31st</u> day of <u>March</u> <u>19</u> 95, at the Courthouse door in Winston-Salem, when and where the Grantee	MALCOLM BRYANT (WADE, III	EDWARD) L. POW	IELL			Ε&	M PROPE	RRIES, I	NC.
became the highest bidder at the sum of Twenty-Eight Thousand (\$28,000.00) Dollars.	WITNESSETH, that whereas the to the Trustee, a Deed of Trust Designated Grantor failed to co was duly appointed Substitute-T in compliance with the terms of on the day of	te Designated G recorded in Boo mply with the te Frustee by instru- f said Deed of T larch	rantor, on t sk <u>1722</u> rms of said ment record rust expose <u>19</u>	he <u>23rd</u> Page <u></u> l Deed of ded in Boo d said land 95, at the	d day 4208 Frust, ok is to p Courti	of <u>Au</u> upon th (and when 1840 P ublic sale nouse door	igust ie land eas age to the in W	ls hereinz Edwa 3940 highest bi	_, 19 <u>91</u> fter descrill and L. Po _); and who idder, after	_, made an bed, and wh owell ereas the sa	d executed ereas the id Trustee isement,
	became the highest bidder at the	e sum of Twe	nty-Eigh	t Thous	and	(\$28,000	.00)				

to the said Trustee, by the said Grantee, the receipt whereof is hereby acknowledged, the said Trustee does by these presents hereby sell and convey unto the said Grantee and his successors, heirs and assigns forever, the following tract and lot of land lying in Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"



Forces County Bugister of Dards form TED 450

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ADDITIONAL DESCRIPTION

8K1861 P 3594

TO HAVE AND TO HOLD the aforesaid lot or parcel of land, to the said Grantee, to Grantee's use and behoof forever; and the Trustee covenants with the Grantee, that the Trustee is seized of said premises and has right to convey the same and that he will warrant and defend the title to the same in so far as it is his duty to do so by virtue of his said office as Trustee and no further.

IN WITNESS WHEREOF the Trustee has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

TRUSTEE:

(seal) EDWARD POWE

If Trustee is a corporatation

Corporate Name

ATTEST:

By:_

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County

By:			
-	President	Secretary	
			Corporate Scal
STATE OF NORTH C	AROLINA - Forsyth County		
	I,	, a Notary Public o	f Forsyth County, NC, do hereby
	certify that	person	ally came before me this day and
	acknowledged thathe is	_secretary of	
	a North Carolina corporation, and that by	y authority duly given as the	act of the corporation, acting as
	Trustee, the foregoing instrument was sig	gued in its name by its	President, sealed with its
	corporate seal and attested by		as itsSecretary.
	Witness my hand and notarial seal this th	ne day of	, 19
SEAL/STAMP	My commission expires	,19	Notary Public

Notary Public of Forsyth County, NC, do hereby

COUNTY OF FORSYTH Trustee, NANCY S. HUEST in Expire September 18, 1999 personally appeared before me this day and acknowledged the execution of the foregoing deed of 1994 conveyance. Witness my hand and notarial seal this the 22 day of Notary Public My commission expires SEAL/STAMP The foregoing Certificate(s) of c_{0} Jorgeth nc ρ ancis IN is/are certified to be correct. 95 This the <u>3</u> day of L.E. Speas, Register of Beeds for Forsyth County by: Deputy/Assistant

8K1861 P3592

EXHIBIT A

All that parcel of land lying in Vienna Township, Forsyth County, North Carolina, containing approximately 3.835 acres, more or less, and being described more particularly as follows:

BEGINNING at an iron stake, said stake being the southeast corner of the within described tract and also being the northeast corner of Lot 12 of Grandview, Section 7, as shown on the map recorded in Plat Book 22, Page 63, Forsyth County Registry; thence running with the northern property lines of Lot 12, Lot 11 and Lot 10 of Grandview, Section 7, North 88 degrees 09' West 383.8 feet to an iron stake located at a corner of the property of S. O. Hauser (now or formerly) described in Deed Book 534, Page 227, Forsyth County Registry; thence running with S. O. Hauser's eastern boundary North 2 degrees 14' West 157 feet to a point; thence running North 88 degrees 42' East approximately 241.47 feet to a point in the center of a 60 foot right of way; thence running with the center of said right of way the following five (5) courses and distances: North 1 degree 27' West 160 feet to a point; North 40 degrees 16' East 110.8 feet to a point; North 26 degrees 53' East 175.68 feet to a point; North 53 degrees 27' East 161.58 feet to a point; thence North 21 degrees 11' East 86.65 feet to a point; thence running North 81 degrees 58' East 55.52 feet to a point in the western boundary of the Leinbach tract (now or formerly) described in Deed Book 652, Page 424, Forsyth County Registry; thence running South 15 degrees 49' West 790.03 feet to the point of BEGINNING.

The grantors do reserve for themselves, their heirs and their assigns a permanent easement for ingress, egress and regress over a strip of land 30 feet in width, the western right of way of said 30 foot easement running with a portion of the western boundary of the above described tract and said western right of way of easement being more particularly described as beginning at a point located North 1 degree 11' West 170.09 feet from an iron stake located at the northwest corner of Lot 12, Grandview, Section 7, Plat Book 22, Page 63, Forsyth County Registry, thence running from said beginning point the following five (5) courses and distances: North 1 degree 27' West 160 feet to a point; North 40 degrees 16' East 110.8 feet to a point; North 26 degrees 53' East 175.68 feet; North 53 degrees 27' East 161.58 feet and North 21 degrees 11' East 86.65 feet.

Conveyed with the 3.835 acre tract described is a non-exclusive, perpetual 60 foot easement for ingress, egress and regress, the centerline of which is described as follows: Beginning at a point located North 1 degree 11' West 170.09 feet from an iron stake, the northwest corner of Lot 12 on plat of Grandview, Section 7, Plat Book 22, Page 63, Forsyth County Registry; thence running from said point of beginning the following six (6) courses and distances: North 1 degree 27' West 160 feet to a point; North 40 degrees 16' East 110.8 feet to a point; North 26 degrees 53' East 175.68 feet to a point; North 53 degrees 27' East 161.58 feet to a point; North 21 degrees 11' East 86.65 feet to an iron stake and North 21 degrees 11' East to a point located in the southwest right of way line of North Carolina Highway 67. This easement shall be appurtenant to and runs with the aforesaid described 3.835 acre tract.

