DRAWN BY Gregory W Schiro

Mail to:

STAMPS: #4.50

Schiro Box

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STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

D E E D

THIS DEED, made this the 11 day of October, 1974, by THE BANK OF NORTH CAROLINA, N.A., Executor and Trustee under the Will of EDWARD L. HALL; L & H LAND COMPANY, a North Carolina partnership; D. E. CARROLL and wife, DOROTHY I. CARROLL; JAMES L. WILLIAMS and wife, JEAN R. WILLIAMS, parties of the first part; to JOHN A. DOMBALIS and wife, MARGARET A. DOMBALIS and PETE G. BAMBALIS and wife, NITSA A. BAMBALIS, parties of the second part.

WHEREAS, L & H Land Company was a North Carolina partnership (see assumed name file Number 3502) composed of Edward L. Hall, D. E. Carroll and James L. Williams, General Partners,

WHEREAS, Edward L. Hall died testate in Forsyth County, North Carolina, on January 1, 1973, and the remaining partners execute this Deed for the partnership and individually together with their spouses.

WHEREAS, the Will of Edward L. Hall granted the power to sell to the Bank of North Carolina, N.A. as his Executor and Trustee, and Whereas the Bank of North Carolina, N.A. as such Executor and Trustee deems it in the best interest of said estate and the Trust created thereunder to sell the within described real estate.

THEREFORE, For and in consideration of the payment to the parties of the first part the sum of Ten Dollars ($10.00 o.v.c.) and other valuable consideration, the parties of the first part do hereby bargain, sell and convey unto the parties of the second part, their heirs and assigns, the tract or parcel of land in Winston Township, Forsyth County, North Carolina more particularly described as follows:

> BEING a lot located on the north side of Sprague Street, and being known and designated as Lot No. 31, as shown on the map of Bahnson Place, as recorded in Plat Book 1, page 41, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land and all privileges and appurtenances thereunto belonging to the said parties of the second part and their heirs and assigns.

And the Bank of North Carolina, N.A. Executor and Trustee under the Will of Edward L. Hall hereby covenants that it has not placed or suffered to be placed any presently existing liens or encumbrances on its one-third undivided interest in said premises, and that it will warrant and defend the title to the same against the lawful claim of all persons claiming by, through, under, or on account of the Bank of North Carolina N.A. as Executor and Trustee under the Will of Edward L. Hall, insofar as it is its duty to do so, by virtue of its office as Executor and Trustee under the Will

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of Edward L. Hall, but no further.

And the said D. E. Carroll and wife, Dorothy I. Carroll and James L. Williams and wife, Jean R. Williams, do covenant that they are seized of a two-thirds undivided interest in said premises in fee, and have the right to convey same in fee simple; that the same are free from encumbrances and that they will warrant and defend the said title to the same against the claims of all persons whatsoever, save and except utility service line easements, restrictions of record, and 1974 taxes which are to be prorated, and save and except a Deed of Trust to 1st Fed. S&L Assoc. which grantees herein assume and agree to pay in full.

DEC DIC JLW JRW

IN WITNESS WHEREOF, the Bank of North Carolina, N.A., Executor and Trustee under the Will of Edward L. Hall, has caused this instrument to be executed in its name by its President, attested to by its Secretary, and its Corporate Seal affixed hereto, and D. E. Carroll and wife, Dorothy I. Carroll and James L. Williams and wife, Jean R. Williams, and D. E. Carroll and James L. Williams as General Partners of L & H Land Company, have hereunto set their hands and seals all the day and year first above written.

ATTEST:

John G Isenhower
Asst. Secretary

THE BANK OF NORTH CAROLINA, N.A.
Executor and Trustee under the Will
of Edward L. Hall

By _____
President

L & H LAND COMPANY

By D. E. Carroll (SEAL)
D. E. CARROLL, Partner

By _____ (SEAL)
JAMES L. WILLIAMS, Partner

D. E. Carroll (SEAL)
D. E. CARROLL

Dorothy I. Carroll (SEAL)
DOROTHY I. CARROLL

James L. Williams (SEAL)
JAMES L. WILLIAMS

Jean R. Williams (SEAL)
JEAN R. WILLIAMS

NORTH CAROLINA - ~~Forsyth~~ WAKE County

This 24 day of October, 1974, personally came before me [illegible], a Notary Public, [illegible], who, being by me duly sworn, says that he knows the Common Seal of THE BANK OF NORTH CAROLINA, N.A., Executor and Trustee under the Will of Edward L. Hall, and is acquainted with [illegible] who is the President of said Corporation, and that he the said [illegible] is the Secretary of the said Corporation, and saw the said 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 [illegible] 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 24 day of October, 1974.

My commission expires:
8/13/77

Phyllis L. Williams
Notary Public

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NORTH CAROLINA - Forsyth County

I, Louise L. Reid, a Notary Public of Forsyth County, North Carolina, certify that D. E. Carroll and James L. Williams, partners of L & H Land Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument for and on behalf of said business.

Witness my hand and notarial seal this the 16th 28th day of October, 1974.

My commission expires:
Jan. 20, 1976

Louise L. Reid
Notary Public

NORTH CAROLINA - Forsyth County

I, Louise L. Reid, a Notary Public of Forsyth County, North Carolina, do hereby certify that D. E. Carroll and wife, Dorothy I. Carroll, grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the 16th 28th day of October, 1974.

Louise L. Reid
Notary Public

My commission expires:
Jan. 20, 1976

NORTH CAROLINA - Forsyth County

I, Louise L. Reid, a Notary Public of Forsyth County, North Carolina, do hereby certify that James L. Williams and wife, Jean R. Williams, grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the 16th 28th day of October, 1974.

Louise L. Reid
Notary Public

My commission expires:
Jan. 20, 1976

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Phyllis L. Phillips, N.P. Wake Co. N.C. & Louise L. Reid N.P. Forsyth Co. NC
(there give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the 29 day of Oct 19 74

Eunice Ayers, Register of Deeds

By Ruth Barrow Deputy-Assistant

Probate fee 50¢ paid.

PRESENTED FOR REGISTRATION AND RECORDED
OCT 29 2 39 PM '74
EUNICE AYERS
REGISTER OF DEEDS
FORSYTH CTY. N.C.

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