

DRAFTED BY: William A. Hough, III

RECORDING TIME BK1771 P2604

FORSYTH

02-23-93

141

PRESENTED FOR
REGISTRATION
AND RECORDED

'93 FEB 23 P4:20



\$102.00

Real Estate
Excise Tax

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

Deborah R. Edle

EXCISE TAX

PROBATE AND FILING FEE \$ 3.00 PAID

Tax Block: 926 Lot: 288-295 Parcel Identifier No.:

Property Address:

Mail after recording to: William A. Hough, III, P.O. Box 20156, Winston-Salem, NC 27120

Mail future tax bills to: E&M Properties, 3000 Bethesda Place, Suite 703, Winston-Salem, NC 27103

FORSYTH COUNTY, NORTH CAROLINA TRUSTEES' DEED

THIS DEED made this 28 day of January, 19 93, by and between

DESIGNATED GRANTOR
GINA RUTH DOMBALIS (Single),
JOHN J. PATELLA and wife
SUE H. PATELLA

TRUSTEE
WILLIAM A. HOUGH, III

GRANTEE
E&M PROPERTIES, INC.

The designation Designated Grantor, Trustee 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 whereas the Designated Grantor, on the 16th day of August, 19 90, made and executed to the Trustee, a Deed of Trust recorded in Book 1698 Page 4195 upon the lands hereinafter described, and whereas the Designated Grantor failed to comply with the terms of said Deed of Trust, (and whereas William A. Hough, III was duly appointed Substitute-Trustee by instrument recorded in Book 1755 Page 3099); 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 23rd day of December 19 92, at the Courthouse door in Winston-Salem, when and where the Grantee became the highest bidder at the sum of Fifty One Thousand Three Hundred Seventy Six and 13/100 Dollars. NOW, THEREFORE, for and in consideration of the premises and the sum of \$51,376.13 Dollars in hand paid 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:

All of the property described in that certain Deed of Trust recorded at Book 1698, Page 1495 of the Forsyth County Deed Registry except those portions of said property conveyed to BWV, Inc. and to Gary Phillips respectfully by Deeds recorded in the Forsyth County Registry at Book 1749, Page 0677 and Book 1719, Page 2406.

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:

William A. Hough III (seal)
William A. Hough III, substitute trustee

If Trustee is a corporation

Corporate Name

ATTEST:

By: _____

President Secretary

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally came before me this day and acknowledged that he is _____ secretary of _____ a North Carolina corporation, and that by authority duly given as the act of the corporation, acting as Trustee, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

Lorrie V. Bennett, a Notary Public of Forsyth County, NC, do hereby certify that William A. Hough III Substitute Trustee, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 23rd day of February, 1993.
My commission expires 10-14, 1996. Lorrie V. Bennett Notary Public

SEAL/STAMP

The foregoing Certificate(s) of Lorrie V. Bennett NP Forsyth Co. NC

is/are certified to be correct.

This the 23 day of Feb, 1993.

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

Patricia Speas Deputy/Assistant