

DRAFTED BY: Edward L. Powell

RECORDING TIME

BK1861 P3590
PRESENTED FOR
REGISTRATION
AND RECORDED



FORSYTH COUNTY
414

86-23-95

\$56.00



Real Estate
Excise Tax

EXCISE TAX

56

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

*Jeri
Hagler*

PROBATE AND FILING FEE \$ 12.00 PAID

Tax Block: Lot: Parcel Identifier No.:

Property Address:

Mail after recording to: E & M Properties, Inc., 3000 Bethesda Place, Suite 703, W-5, NC 27103

Mail future tax bills to:

FORSYTH COUNTY, NORTH CAROLINA TRUSTEES' DEED

THIS DEED made this 23rd day of June, 19 95, by and between

DESIGNATED GRANTOR

MALCOLM BRYANT WADE, III

TRUSTEE

EDWARD L. POWELL

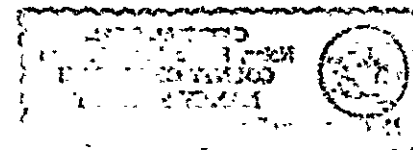
GRANTEE

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 23rd day of August, 19 91, made and executed to the Trustee, a Deed of Trust recorded in Book 1722 Page 4208 upon the lands hereinafter described, and whereas the Designated Grantor failed to comply with the terms of said Deed of Trust, (and whereas Edward L. Powell was duly appointed Substitute-Trustee by instrument recorded in Book 1840 Page 3940); 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 31st day of March, 19 95, at the Courthouse door in Winston-Salem, when and where the Grantee became the highest bidder at the sum of Twenty-Eight Thousand (\$28,000.00) Dollars.
NOW, THEREFORE, for and in consideration of the premises and the sum of one and o.v.c. 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:

SEE ATTACHED EXHIBIT "A"



ADDITIONAL DESCRIPTION

BK1861 P3591

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:

Edward L. Powelle (seal)
EDWARD L. POWELLE

If Trustee is a corporation

Corporate Name

ATTEST:

By:

President

Secretary

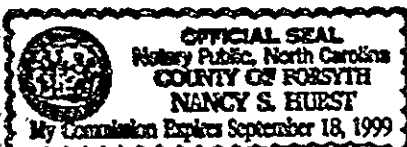
Corporate Seal

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____. My commission expires _____, 19____. _____ Notary Public

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County



Nancy S. Hurst, a Notary Public of Forsyth County, NC, do hereby certify that Edward L. Powelle, 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 23 day of June, 1995. My commission expires _____, 19____. Nancy S. Hurst Notary Public

SEAL/STAMP

The foregoing Certificate(s) of

Nancy S. Hurst, NP Forsyth Co NC
is/are certified to be correct.

This the 23 day of June, 1995.

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

Kathryn M. Mullen Deputy/Assistant

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.