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FORSYTH CO. NC 118 FEE: \$ 12.00
PRESENTED & RECORDED: 10/15/1996 4:14PM
JOHN HOLLEMAN REGISTER OF DEEDS BY: EDWARDS
STATE OF NC REAL ESTATE EXT: \$ 500.00
Edwards

Excise Tax

Recording Time, Book and Page

Tax Lot No. Block 4942, Lot 226 Parcel Identifier No. 6819589686
Verified by County on the day of, 19....
by

Mail after recording to

This instrument was prepared by *Box* H. Dwight Nelson, Attorney at Law, P.O. Box 902, Rural Hall, NC

Brief description for the Index Lot 1055 Rural Hall Bethania Road

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 9th day of October, 1996, by and between

GRANTOR

GRANTEE

First Citizens Bank & Trust Company

W & R Realty, LLC

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or 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, for a valuable consideration 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 situated in the City of Rural Hall, Bethania Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a point in the eastern right of way line of Bethania-Rural Hall Road (North Carolina Highway #65) said point marks the northwestern corner of the Triad Terminal Co. property (see Deed Book 1734, Page 363 of the Forsyth County Registry) and is also located North 29 Deg. 32 min. 20 sec. East 801.64 feet from the NCGS monument "RURAL"; thence from the said point of BEGINNING with the eastern right of way line of North Carolina Highway #65 North 28 deg. 11 min. 39 sec. East 109.76 feet to a point marked by an iron at the intersecting point of Norvasa Street; thence with the south right of way line of Norvasa Street South 87 deg. 50 min. 41 sec. East 282.26 feet to a point marked by an iron; thence South 29 deg. 17 min. 04 sec. West 238.77 feet to a point marked by an iron at a common corner with Gus H. Hodges (see Deed Book 1905, Page 3631 of the Forsyth County Registry) and Triad Terminal Co. (see Deed Book 1734, Page 363 of the Forsyth County Registry); thence with the North line of Triad Terminal North 60 deg. 38 min. 35 sec. West 249.12 feet back to the point and place of BEGINNING and containing 1.0023 acres more or less as per survey by R. Craig Sizemore RLS 2916 on September 9th, 1996.

(continued on second page)

2343
P2343
BK1921 P2343 - P2345

IT IS AGREED BY BOTH THE GRANTOR AND THE GRANTEE that this conveyance is made subject to the restriction that this property shall not be used as a bank or for banking purposes for a period of five years from the date of this conveyance.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1129

Page 456

A map showing the above described property is recorded in Plat Book 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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

THE RESTRICTION THAT THE GRANTEE AND ITS SUCCESSORS MAY NOT USE THE PROPERTY AS A BANK OR FOR BANKING PURPOSES FOR A PERIOD OF FIVE YEARS FROM THE DATE OF THIS CONVEYANCE.

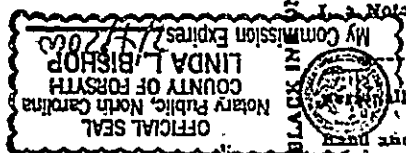
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

First Citizens Bank & Trust Company
(Corporate Name)
By Raymond Gregg
Senior Vice President
Attest
Ruth S. Dowell
Assistant Secretary (Corporate Seal)

USE BLACK INK ONLY

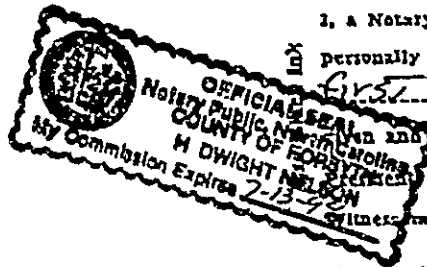
.....(SEAL)
.....(SEAL)
.....(SEAL)
.....(SEAL)

SEAL - STAMP



NORTH CAROLINA, Forsyth County.
I, a Notary Public of the County and State aforesaid, certify that Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 15 day of October, 1996.
My commission expires: 7/4/2000 Linda L. Bishop Notary Public

SEAL - STAMP



NORTH CAROLINA, Forsyth County.
I, a Notary Public of the County and State aforesaid, certify that Ruth S. Dowell
personally came before me this day and acknowledged that she is AN ASSISTANT Secretary of
FIRST CITIZENS BANK & TRUST COMPANY a North Carolina corporation, and that by authority duly
granted by the act of the corporation, the foregoing instrument was signed in its name by its SENIOR VICE
President, sealed with its corporate seal and attested by her as its ASSISTANT Secretary.
Witness my hand and official stamp or seal, this 15th day of October, 1996.
My commission expires: 7-13-1998 H. Dwight Nelson Notary Public

The foregoing Certificate(s) of H. Dwight Nelson, N.P.

Is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. JOHN HOLLEMAN, REGISTER OF DEEDS

By John R. [Signature] REGISTER OF DEEDS FOR FORSYTH COUNTY
Deputy/Assistant Register of Deeds. 234

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Bruce K. Whitlow 10/15/96