

MAIL : The Real Estate House
P.O. Box 460
Winston-Salem, NC 27102

101 ✓

STATE OF NORTH CAROLINA

EXECUTOR'S DEED

FORSYTH COUNTY

THIS DEED, made and entered into this the 23rd day of March, 1979, by and between WAYNE C. SHUGART, acting as EXECUTOR D.B.N. of MARY S. WADDILL, deceased, party of the first part; and FINE HOMES ASSOCIATION, INC., a North Carolina Corporation and MONTICELLO, INC., a North Carolina Corporation, parties of the second part; both of the County of Forsyth, State of North Carolina;

W I T N E S S E T H:

THAT WHEREAS, Mary S. Waddill, late of the County of Forsyth, died leaving a Last Will and Testament which is duly probated and recorded in the Office of the Clerk of Superior Court of Forsyth County, North Carolina; and, whereas the said Wayne C. Shugart, is in said Will named as alternate to W. Bryan Booe, Executor thereof; and, whereas W. Bryan Booe died on the 27th day of August, 1978; and, whereas the said Wayne C. Shugart has duly qualified and is now acting as Executor D.B.N.; and whereas said Will gave to said Executor D.B.N. full power and authority to sell any property or do any act which in his opinion was for the best interest of said estate; and, whereas in the opinion of said Executor D.B.N. the sale of the property hereinafter described was for the best interest of said estate; and, whereas said Executor D.B.N. offered said land for sale at public auction at the usual place for sales at the 2nd Floor Lobby, Forsyth County Hall of Justice, Winston-Salem, North Carolina; as appears of record; and, whereas subsequent advanced bids were placed thereon and subsequent resales were held; and, whereas upon a resale held on the 9th day of February, 1979, at the usual place for sales at the 2nd Floor Lobby, Forsyth County Hall of Justice, Winston-Salem, North Carolina, at 12:00 Noon, The Real Estate House, Inc., became the last and highest bidder at FIVE THOUSAND THREE HUNDRED AND NO/100 (\$5,300.00) DOLLARS; and, whereas more than ten days have elapsed and no advance bids were made; and, whereas the undersigned Executor D.B.N. has and does hereby confirm said sale; and, whereas the said The Real Estate House, Inc., has paid the purchase price and requested that a deed be made to Fine Homes Association, Inc. and Monticello, Inc.

NOW, THEREFORE, said party of the first part acting as Executor D.B.N. as aforesaid and under the power and authority contained in said Will, and in consideration of the purchase price, has bargained and sold and by these presents does bargain, sell, and convey unto the said parties of the second part, their successors and assigns, the land above referred to, the same lying and being in the County of Forsyth, State of North Carolina, and Winston Township, and more particularly described as follows:

Lying and being in Winston Township, Forsyth County, North Carolina, and fronting on Mineral Avenue; and being known and designated as Lots Nos. 2, 3, 4, and 5, as shown on Map of the Subdivision of Lot "A" Montview (property of A. B. Cummings) recorded in Book 10 of Plats, on page 170, Forsyth County Registry, to which map reference is hereby made for a more particular description. Also see Plat of Montview recorded in Book 1 of Plats on page 106, Forsyth County Registry.

BOOK 1266 P 0696

Being also known as Block 1509, Lots 2, 3, 4 and 5 as shown on the tax maps of Forsyth County Tax Supervisor's office. For back reference see Book 1194, page 1306, Forsyth County Registry.

TO HAVE AND TO HOLD, said lands and premises, together with all privileges and appurtenances thereunto belonging to them, the said parties of the second part and their successors and assigns in fee simple.

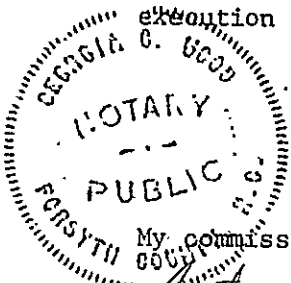
IN TESTIMONY WHEREOF, said party of the first part acting as Executor D.B.N. as aforesaid, has hereunto set his hand and seal, the day and year first above written.

Wayne C. Shugart (SEAL)
Wayne C. Shugart, Executor D.B.N.

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Georgia C. Wood, a Notary Public of Forsyth County, North Carolina, do hereby certify that WAYNE C. SHUGART, Executor D.B.N. personally appeared before me this day and acknowledged the due execution of the foregoing deed.

This the 23rd day of March, 1979.



My commission expires:
September 29, 1979

Georgia C. Wood
Notary Public

STATE OF NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate of Georgia C. Wood, Notary Public, Forsyth County, North Carolina, is certified to be correct. This the 23 day of March, 1979.

EUNICE AYERS, REGISTER OF DEEDS

BY: Jessie Holden
Deputy-Assistant

Stamps \$ 5.50
Probate fee \$ 1.00

Drafted by: Wayne C. Shugart PRESENTED FOR
REGISTRATION
AND RECORDED

MAR 23 3 22 PM '79

EUNICE AYERS
REGISTER OF DEEDS
FORSYTH COUNTY N.C.

\$4.00 BOOK 1266P0687