

Drafted by
Bill Myers

Relator to William C. Myers

NORTH CAROLINA) 24 DEED OF TRUSTEE
FORSYTH COUNTY) FOR INCOMPETENT

THIS DEED OF TRUSTEE FOR AN INCOMPETENT, made this 6th day of April, 1988, by WILLIAM C. MYERS, Trustee for Lillie Mae Peoples, incompetent, party of the first part; to GARLAND M. JONES (single), party of the second part;

W I T N E S S E T H:

THAT WHEREAS in a special proceeding entitled "William C. Myers, Trustee for Lillie Mae Peoples, incompetent, ex parte," brought and pending before the Clerk of Superior Court, Forsyth County (see 87 SP 540), an order was duly made and entered by the Clerk of Superior Court that the party of the first part offer for sale at public auction to the last and highest bidder the real property hereinafter described; whereas the party of the first part having, as the record will show, several times theretofore sold the said property and reported offers therefore to the Court, on February 24, 1988, offered for sale and sold the said property to Garland M. Jones, the last and highest bidder therefore, for \$74,742.80; whereas all of the said sales herein were duly advertised according to law; whereas by order made and entered herein on March 10, 1988, at 9:25 a.m., the Court approved and confirmed the said sale to Garland M. Jones and directed the party of the first part to make, execute, and tender a deed to Garland M. Jones, the party of the second part, upon his complying with the terms of sale, the said order of confirmation having been thereafter, on March 11, 1988, at 11:45 a.m., approved by Judson D. DeRamus, Jr., Superior Court Judge; at whereas the said purchase price has been fully paid;

NOW, THEREFORE, the party of the first part, under direction of the aforesaid order of Court dated March 10, 1988, and in consideration of the said purchase price of Seventy-four Thousand Seven Hundred Forty-two and 80/100 Dollars (\$74,742.80), has bargained and sold and by these presents does bargain, sell, convey, and confirm unto the party of the second part and his heirs, successors, and assigns forever certain property located in Forsyth County, North Carolina, described particularly as follows:

TRACT I:

BEGINNING at an iron, said iron being located approximately 453 feet North from the Northwestern intersection of Monte Vista Avenue and School Street, said iron being in the old Western right-of-way line of Monte Vista Avenue, and said iron also being the Southeast corner of the property formerly owned by Jerry M. Swaim, as recorded in Deed Book 922, page 270; thence from said beginning point North 87 degrees 19 minutes West 235 feet (more or less) to an iron stake on the Sadie J. Bodenhamer line; thence North 2 degrees 07 minutes West 85 feet along the Eastern boundary of Bodenhamer line to an iron stake, said iron stake being located 15 feet South from the original line of said Swaim property; thence South 87 degrees 19 minutes 30 seconds East 245.77 feet to an iron in the old right of way line of Monte Vista Avenue; thence South 1 degree West along the old Western right of way line of Monte Vista Avenue, a distance of 85 feet to the point and place of BEGINNING.

Drawn by:

William C. Myers
William C. Myers
Attorney at Law
105 West Fourth Street
Winston-Salem, NC 27101

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BEGINNING at an iron in the old Western right of way line of Monte Vista Avenue, said iron being located 538 feet North from the Northwestern intersection of Monte Vista Avenue and School Street, said iron being also located 15 feet South from the property of the Grantors as recorded in Deed Book 799, Page 146, Forsyth County Registry; thence from said beginning iron North 0 degrees 54 minutes 30 seconds East along the old Western right-of-way line of Monte Vista Avenue 115 feet to an iron; thence North 87 degrees 19 minutes West 247 feet to an iron; thence South 0 degree 17 minutes 40 seconds West 115 feet to an iron; thence South 87 degrees 19 minutes 30 seconds East 245.77 feet to an iron, the point and place of BEGINNING.

Property address (foregoing two tracts): 4940 Monte Vista Avenue, Winston-Salem, NC 27105.

Tax designation (foregoing two tracts): lots 24A, 24E, and 24F, Block 3016, Middlefork No. 1 Township.

TRACT II:

Lot 18, "Alta Vista Addition," Plat Book 13, page 39, Forsyth County Registry.

Property address: 735 West 26th Street, Winston-Salem, NC 27105-4922.

Tax designation: Lot 18, Block 1459A, Winston Township.

TRACT III:

Lot 24, "Congress Heights," Plat Book 3, page 68, Forsyth County Registry.

Property address: 240 West 23rd Street, Winston-Salem, NC 27105.

Tax designation: Lot 24, Block 1371, Winston Township.

TRACT IV:

Lot 19, "Congress Heights," Plat Book 3, page 68, Forsyth County Registry.

Property address: 316 West 23rd Street, Winston-Salem, NC 27105.

Tax designation: Lot 19, Block 1369, Winston Township.

TO HAVE AND TO HOLD the said property, together with all privileges and appurtenances thereunto belonging, to the party of the second part, his heirs, successors, and assigns forever, in as full and ample a manner as the party of the first part is authorized and empowered to convey the same.

IN WITNESS WHEREOF, the party of the first part has hereunto put his hand and his seal, on the day and the year first hereinabove written.

William C. Myers (SEAL)
William C. Myers, Trustee for ✓
Lillie Mae Peoples, incompetent ✓

NORTH CAROLINA)

FORSYTH COUNTY)

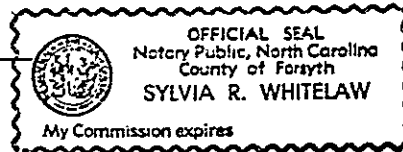
I Sylvia R. Whitelaw a notary public of Forsyth County, North Carolina, do hereby certify that William C. Myers, Trustee for Lillie Mae Peoples, incompetent, today personally appeared before me and acknowledged the execution of the foregoing instrument.

Witness my hand and my notarial seal, this 6th day of April, 1988.

Sylvia R. Whitelaw
Notary Public

My commission expires:

November 6, 1989



STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Sylvia R. Whitelaw N.P.
(here give name and official title of the officer signing the certificate, passed upon)
Forsyth Co. N.C. PRESENTED FOR
REGISTRATION
is (are) certified to be correct. This the 7 day of April, 1988.

APR 7 10 33 AM '88
L.E. SPEAS, Register of Deeds

L.E. SPEAS Deputy Assistant
REGISTER OF DEEDS
-FORSYTH STY. N.C.

Probate and Filing Fee \$ 10.00 paid.

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