

32

RK1705 P1847

Mail After Recording To: Mr. & Mrs. Angles Brown, 124 Styers Rd, Winston-Salem NC 27105
 Mail Future Tax Bills to: " " " " " "

Drafted by: Leslie E. Browder, Womble Carlyle Sandridge & Rice,
 Post Office Drawer 84, Winston-Salem, NC 27102

STATE OF NORTH CAROLINA)

COUNTY OF FORSYTH)

DEED

THIS DEED, made this the 7th day of November, 1990, by
 WACHOVIA BANK AND TRUST COMPANY, N.A., a national banking association having
 an office in Winston-Salem, North Carolina, as Trustee under Revocable Living Trust
 Agreement dated August 31, 1989, entered into with Otis Brown Parrish, party of the first
 part, hereinafter referred to as "Grantor", to Angles J. Brown and wife, Sarah B. Brown,
 parties of the second part, hereinafter referred to as "Grantee", whether one or more persons
 or entities;

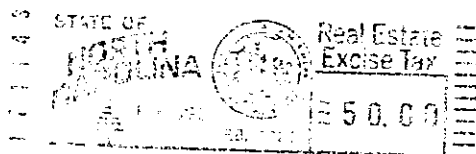
WITNESSETH:

That the Grantor, in consideration of Fifty Thousand and No/100 Dollars
 (\$50,000.00) and other valuable consideration, has bargained and sold and by these presents
 does bargain, sell and convey to the Grantee, their heirs and assigns, that certain real estate
 situate in Winston Township, Forsyth County, North Carolina, described as follows:

TRACT NO. 1: BEING KNOWN AND DESIGNATED as Lot No. 24,
 upon the Map of Bon Air Addition, Section A, recorded in Plat Book 3, Page
 82 1/2, in the Office of the Register of Deeds of Forsyth County, North
 Carolina, to which reference is hereby made for a more full and complete
 description.

TRACT NO. 2: BEGINNING at an iron stake in the new East right
 of way line of Patterson Avenue, said iron stake being the southeast corner of
 a tract of land conveyed to the City of Winston-Salem in Book 1115 at Page
 931, Forsyth County Registry, said iron stake also being in the North line of
 Parrish; running thence on three new lines, the following courses and distances:
 (1) North 02° 56' 29" East 1.00 feet to an iron stake; (2) North 89° 50' East
 85.01 feet to an iron stake in the West line of a 15-foot alley; (3) running
 thence with the line of said alley, South 29° 17' East 1.29 feet to an iron stake,
 Parrish's corner; running thence with Parrish's line, South 89° 50' West 86.23
 feet to the point and place of BEGINNING, being a one-foot strip off the south
 side of Tax Lot 27B, Tax Block 1175, Forsyth County Tax Maps as presently
 constituted.

W#17994



TRACT NO. 3: BEGINNING at a point at the Northwesterly corner of Lot 26, Block 1175 (O.B. Parrish, Deed Book 909, Page 541), which is in the Easterly right of way of Patterson Avenue; thence along said right of way, North 00° 10' 00" West 2.00 feet to a point, a new corner; thence along a new line crossing Lot 27A, Block 1175 (City of Winston-Salem, Deed Book 1115, Page 831), North 89° 50' 00" East 3.61 feet to a point, a new corner in the Westerly line of Lot 27B, Block 1175 (Bennett-Glenn, Inc., Deed Book 818, Page 381); thence along said line, South 02° 56' 29" West 2.00 feet to a point in the Northerly line of aforesaid Lot 26; thence along said line South 89° 50' 00" West 3.50 feet to the BEGINNING. Containing 7.11 square feet.

The above described is in accordance with a map prepared by J. P. Bullard, Registered Land Surveyor, dated June 13, 1981.

This conveyance is made expressly subject to the conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice thereof, and ad valorem taxes for the year 1990 which have been prorated to the date of delivery of this Deed.

TO HAVE AND TO HOLD the aforesaid real estate and all privileges and appurtenances thereunto belonging to the Grantee, their heirs and assigns.

And the said Wachovia Bank and Trust Company, N.A., as Trustee under Revocable Living Trust Agreement dated August 31, 1989, entered into with Otis Brown Parrish, does hereby covenant that it has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that it will warrant and defend the title to said premises against the lawful claims of all persons claiming by, through, under or on account of Wachovia Bank and Trust Company, N.A., as Trustee under Revocable Living Trust Agreement dated August 31, 1989, entered into with Otis Brown Parrish, insofar as it is its duty to do so by virtue of its office as Trustee under the above-referenced Revocable Living Trust Agreement, but no further.

IN TESTIMONY WHEREOF, Wachovia Bank and Trust Company, N.A., as Trustee under Revocable Living Trust Agreement dated August 31, 1989, entered into with Otis Brown Parrish, has caused this instrument to be executed in its name by its

Vice President, attested by its Asst. Secretary, and has caused its corporate seal to be affixed hereunto all as of the day and year first above written.

WACHOVIA BANK AND TRUST COMPANY,
N.A., as Trustee under Revocable Living Trust
Agreement dated August 31, 1989, entered
into with Otis Brown Parrish

BY: R. Dennis Moon
Vice President

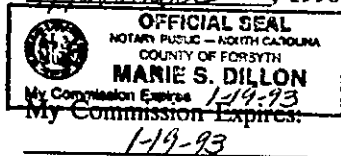
ATTEST: [Signature]
Asst. Secretary

[Corporate Seal]

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, a Notary Public of Forsyth County, State of North Carolina, certify that M.P. Hayes personally came before me this day and acknowledged that ~~(s)~~he is Asst. Secretary of WACHOVIA BANK AND TRUST COMPANY, N.A., as Trustee under Revocable Living Trust Agreement dated August 31, 1989, entered into with Otis Brown Parrish, a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President, sealed with its corporate seal and attested by him/her as its Asst. Secretary.

WITNESS my hand and official seal or stamp, this 14th day of November, 1990.



Marie S. Dillon
Notary Public

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Marie S. Dillon, N.P.
(here give name and official title of the officer signing the certificate, passed upon)

Forsyth Co NC PRESENTED FOR
REGISTRATION
is ~~(are)~~ certified to be correct. This the 14th day of NOV, 1990.

Nov 20 11 37 AM '90
L. E. Speas, Register of Deeds

By Patsy Davis Deputy Assistant
REGISTRAR OF DEEDS
FORSYTH COUNTY, N.C.
Probate and Filing Fee \$ 10.00 paid RD