



STATE OF
NORTH
CAROLINA

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MAR 1992

BK1741 P2125

DRAWN BY: Paul A. Sinal
Mail To: FISCAL FACTORS, INC. 1138 PARTRIDGE LANE, W-S, NC 27105

NORTH CAROLINA

DEED

FORSYTH COUNTY

THIS DEED, made and entered into this the 2nd day of March, 1992, by and between Ron Barker, Sheriff of Forsyth County, North Carolina, party of the first part, and FISCAL FACTORS, INC. party of the second part.

WITNESSETH:

THAT WHEREAS the party of the first part, being duly authorized by an execution issued upon a judgment docketed in the Office of the Clerk of Superior Court of Forsyth County in a proceeding entitled FORSYTH COUNTY and City of Winston-Salem v. NORMAN L. GARNER, JR. AND VIOLA GARNER, File #90M3229, after due advertisement in accordance with law, did offer for sale and did sell at public auction for cash to the highest bidder, on the 4th day of FEBRUARY, 1992, the real property described herein, when and where FISCAL FACTORS, INC became the last and highest bidder for said real property at a price of FOUR HUNDRED TWENTY-FIVE and no/00 dollars (\$425.00); and

WHEREAS, more than ten days have elapsed since the report of said sale was filed with the Clerk of Superior Court and no increased bid has been filed, and said sale having been confirmed by order of the Superior Court, and FISCAL FACTORS, INC. has fully paid the amount of the bid to the party of the first part;

NOW, THEREFORE, in consideration of the premises and in further consideration of the sum of FOUR HUNDRED TWENTY-FIVE and no/100 dollars (\$425.00) paid to the party of the first part by the party of the second part, the receipt of which is hereby fully acknowledged, the said party of the first part does hereby give, grant, bargain sell, and convey unto the party of the second part, their heirs and assigns, all of that lot, tract, or parcel of real estate described as follows:

PROPERTY: Block 3415, Lot 055 on the Forsyth County Tax Maps. More particularly described in Deed Book 813, Page 210 in the Forsyth County Register of Deeds Office.

TO HAVE AND TO HOLD the above-described premises and all privileges and appurtenances thereto, in fee simple, free and clear of al encumbrances except all outstanding city and county taxes and local improvement assessments.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal.

SHERIFF OF FORSYTH COUNTY

Ron Barker (SEAL)
RON BARKER

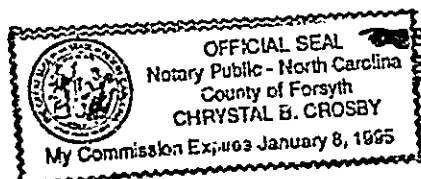
Sworn to and subscribed before me
the 2nd day of March, 1992.

Chrystal B. Crosby
NOTARY PUBLIC
My commission expires: January 8, 1995

STATE OF NORTH CAROLINA, Forsyth COUNTY (Name of State and County where acknowledgment or proof is taken)
I, Chrystal B. Crosby, a Notary Public of Forsyth County, North Carolina, do
(Name of officer) (Name of County and State where Notary qualified)

certify that Ron Barker
the maker, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this 2nd day of March, 1992.



Seal must appear here.
Seal must be impressed sufficient
for the notary's name to be readable.

Chrystal B. Crosby
(Signature of Officer) Notary Public.

My commission expires January 8, 1995

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate PRESENTED FOR
REGISTRATION Chrystal B. Crosby N.P.
(Where give name and official title of the officer signing the certificate passed upon)
Forsyth Co. NC

is (and) certified to be correct. This the 7th day of April, 1992.
92 APR -1 9:05

L. E. Speas, Register of Deeds

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

Jessie H. Hadden

Deputy Assistant

Probate and Filing Fee \$ 8.00

paid.

OR