

DRAFTED BY: Thomas M. Roth, III  
Horton, Sloan, & Roth



FORSYTH COUNTY  
2856

82-87-96

\$30.00



Real Estate  
Excise Tax

EXCISE TAX

BK-1887  
RECORDING TIME  
BK-1887 P1287  
PRESENTED FOR  
REGISTRATION  
AND RECORDED

121 '96 FEB -7 P4:18

John Hollieman  
Register of Deeds  
Forsyth Co. N.C.

PROBATE AND FILING FEE \$ 10.00 PAID

*April Simmons*

Tax Block: 427 Lot: 30 Parcel Identifier No.: \_\_\_\_\_  
Property Address: 1407 22d Street, Winston-Salem, North Carolina  
Mail after recording to: T.M. Roth Box  
Mail future tax bills to: Clark S. Brown, 727 North Patterson Ave. Winston-Salem, N.C. 27101

**FORSYTH COUNTY, NORTH CAROLINA TRUSTEES' DEED**

THIS DEED made this 31<sup>st</sup> day of January, 19 96, by and between

DESIGNATED GRANTOR	TRUSTEE	GRANTEE
DONALD GALLOWAY and wife VELICIA B. GALLOWAY	HAMILTON C. HORTON, JR.	CLARK S. BROWN
1407 22d Street Winston-Salem, N.C. 27105	324 North Spring Street Winston-Salem, N.C. 27101	727 North Patterson Ave. Winston-Salem, N.C. 27101

The designation Designated Grantor, Trustee 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 whereas the Designated Grantor, on the 7th day of May, 19 92, made and executed to the Trustee, a Deed of Trust recorded in Book 1744 Page 1662 upon the lands hereinafter described, and whereas the Designated Grantor failed to comply with the terms of said Deed of Trust, (and whereas \_\_\_\_\_ was duly appointed Substitute-Trustee by instrument recorded in Book \_\_\_\_\_ Page \_\_\_\_\_); and whereas the said Trustee in compliance with the terms of said Deed of Trust exposed said lands to public sale to the highest bidder, after due advertisement, on the 20th day of December 19 95, at the Courthouse door in Winston-Salem, when and where the Grantee became the highest bidder at the sum of Fifteen Thousand Dollars and No Cents Dollars.  
NOW, THEREFORE, for and in consideration of the premises and the sum of \$15,000.00 Dollars in hand paid to the said Trustee, by the said Grantee, the receipt whereof is hereby acknowledged, the said Trustee does by these presents hereby sell and convey unto the said Grantee and his successors, heirs and assigns forever, the following tract and lot of land lying in Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Lot 30 on the Map of Fairview Heights, Andrews Addition, as recorded in Deed Book 97, page 592, and as re-recorded in Plat Book 3, page 27A, in the Office of the Register of Deeds of Forsyth County, North Carolina, to reference is hereby made for a more definite and particular description.

ADDITIONAL DESCRIPTION

BK1887 P1288

TO HAVE AND TO HOLD the aforesaid lot or parcel of land, to the said Grantee, to Grantee's use and behoof forever; and the Trustee covenants with the Grantee, that the Trustee is seized of said premises and has right to convey the same and that he will warrant and defend the title to the same in so far as it is his duty to do so by virtue of his said office as Trustee and no further.

IN WITNESS WHEREOF the Trustee 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.

TRUSTEE:

*Hamilton C. Horton, Jr.* (seal)  
Hamilton C. Horton, Jr.

If Trustee is a corporation

Corporate Name

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_  
President Secretary

Corporate Seal

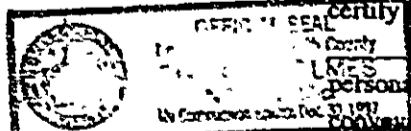
STATE OF NORTH CAROLINA -- Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth County, NC, do hereby certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is \_\_\_\_\_ secretary of \_\_\_\_\_ a North Carolina corporation, and that by authority duly given as the act of the corporation, acting as Trustee, the foregoing instrument was signed in its name by its \_\_\_\_\_ President, sealed with its corporate seal and attested by \_\_\_\_\_ as its \_\_\_\_\_ Secretary. Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_. My commission expires \_\_\_\_\_, 19\_\_\_\_. Notary Public

SEAL/STAMP

STATE OF NORTH CAROLINA -- Forsyth County

I, *Dorinda C. Holmes*, a Notary Public of Forsyth County, NC, do hereby



certify that *Hamilton C. Horton, Jr.*, Trustee, personally appeared before me this day and acknowledged the execution of the foregoing deed of \_\_\_\_\_ to \_\_\_\_\_ as its \_\_\_\_\_ Secretary. Witness my hand and notarial seal this the *6th* day of *January*, 19*96*.

SEAL/STAMP

My commission expires \_\_\_\_\_, 19\_\_\_\_. Notary Public

The foregoing Certificate(s) of *Dorinda C. Holmes, N.P. of Forsyth Co, NC*

is/are certified to be correct.

This the *7th* day of *February*, 19*96*.

John N. Spivey, Register of Deeds for Forsyth County by:

*John N. Spivey*

*Linda B. Hood*

Deputy/Assistant