

P. 1413

BK 1900

PRESENTED FOR  
REGISTRATION  
AND RECORDED

138

'96 MAY -9 P3:23

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

1400  
P  
S  
K

FORSYTH COUNTY  
1732

85-89-96



\$28.00

Real Estate  
Excise Tax

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....  
Verified by ..... County on the ..... day of ....., 19 ....  
by .....

Mail after recording to Grantee .....

This instrument was prepared by Joseph G. Maddrey .....

Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of May, 1996, by and between

GRANTOR	GRANTEE
Emma D. McKinnis, unmarried	Johnny Boles and wife, Kira M. Boles  1626 E. 23rd Street Winston-Salem, NC 27105

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor 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 the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston-Salem, Township, Forsyth County, North Carolina and more particularly described as follows:

BEING known and designated as Lot No. 135 as shown on the plat of Fairview Heights (Andrews Addition to Fairview), plat of said property being recorded in Plat Book 8, page 88 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in .....

A map showing the above described property is recorded in Plat Book ..... page .....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Taxes for the current year, rights-of-way of public highways and roads and public utilities, easements and restrictions of public record and non-compliance, if any, with local, county, state or federal government laws, ordinances or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property.

IN WITNESS WHEREOF, the Grantor 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.

(Corporate Name)
By:
President
ATTEST:
Secretary (Corporate Seal)

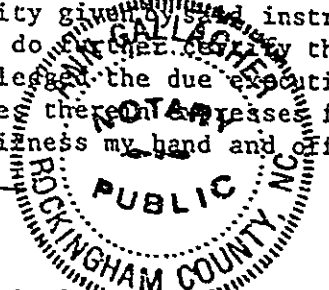
USE BLACK INK ONLY

Emma D. McKinnis by her (SEAL)
Emma D. McKinnis by her Attorney-in-Fact,
Charissa D. Robinson
Attorney-in-Fact (SEAL)
Charissa D. Robinson (SEAL)
(SEAL)
(SEAL)

North Carolina
Rockingham County

I, Ann Gallagher, a Notary Public for said County and State, do hereby certify that Charissa D. Robinson Attorney in Fact for Emma D. McKinnis personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Emma D. McKinnis, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of Register of Deeds, in the County of Rockingham, State of North Carolina, on the 9 day of May, 1996, in Book 1900, Page 1410, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her Power of Attorney.

I do hereby certify that the said Charissa D. Robinson acknowledges the due execution of the foregoing and annexed instrument for the purpose thereof for and in behalf of the said Emma D. McKinnis. Witness my hand and official seal, the 8th day of May, 1996.



Ann Gallagher (SEAL)
Notary Public

My Commission Expires: 10/22/2000

First page hereof

REGISTER OF DEEDS FOR COUNTY

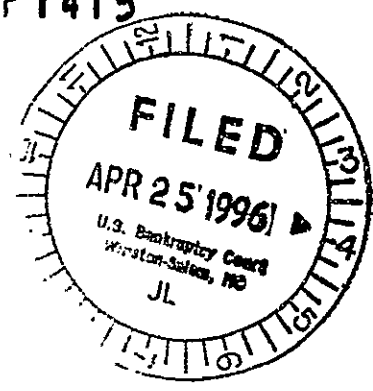
Deputy/Assistant - Register of Deeds

STATE OF NC - FORSYTH CO
The foregoing certificate of Ann Gallagher, NP

In certified to be correct this the 9th day of May, 1996
John Holloman Register of Deeds by: [Signature] Deputy

C-13-15(a)  
(Rev. 12/93)

BK1900 P1415  
UNITED STATES BANKRUPTCY COURT  
MIDDLE DISTRICT OF NORTH CAROLINA



In Re: )  
EMMA D. MCKINNIS )  
Debtor(s) )  
Motion and Order )  
Chapter 13 )  
No: B-95-50379 C-13W )

The undersigned Standing Trustee respectfully moves the Court for an order as follows:

This Chapter 13 case was confirmed on July 11, 1995. The only creditor in this case is First Mortgage of North Carolina (hereinafter "the creditor") who holds a deed of trust against the debtor's residential real property located at 1626 East 23<sup>rd</sup> Street, Winston-Salem, Forsyth County, North Carolina. The debtor is quite elderly and her daughter, Charissa Robinson, states she holds a Power of Attorney for her mother. Charissa Robinson has informed the trustee that the debtor wishes to sell the residential real property in order to relieve her financial burden and that a buyer has been located.

Based upon the foregoing, the trustee recommends as follows:

- (1) That the debtor be authorized to convey her residential real property located at 1626 East 23<sup>rd</sup> Street, Winston-Salem, Forsyth County, North Carolina for an amount sufficient to satisfy all liens.
- (2) If there are net proceeds from the conveyance, \$300.00 of any net proceeds be forwarded to the trustee in order that all or portion of such funds might be used to pay the balance of the attorney fee.
- (3) That the debtor be authorized to retain any net proceeds above the amount of \$300.00.

Date: April 25, 1996  
KLB/JCB/cmm

*Kathryn L. Bringle*  
Kathryn L. Bringle, Standing Trustee

ENTERED  
APR 29 '96

ORDER

U.S. Bankruptcy Court  
Winston-Salem, NC  
JL

Upon motion of the Standing Trustee and for good cause shown, it is

ORDERED that the relief as requested and recommended by the Standing Trustee is hereby granted effective on the first day after the expiration of twenty (20) days after the date of this order; however, if within said first twenty (20) days written objections are filed with this Court and copies served upon the parties in interest appearing on the reverse side, the effective date of this order will be pursuant to further orders of the Court at the hearing on objections; and, it is further

ORDERED that if objections by a party in interest to the granting of the above relief are filed within the twenty (20) day period, a hearing will be held on the objections on the 5<sup>th</sup> day of June, 1996, at 9:30 a.m., in the Courtroom First Floor, 226 South Liberty Street, Winston-Salem, North Carolina; and it is further

ORDERED that the Clerk mail a copy of this motion and order to each of the parties in interest listed on the reverse side.

Date: APR 29 1996  
(20)

CATHARINE R. CARRUTHERS  
Catharine R. Carruthers  
U.S. Bankruptcy Judge

PARTIES TO BE SERVED

Ms. Emma D. McKinnis  
1626 East 23rd Street  
Winston-Salem, NC 27105

James K. Stroud  
(Counsel for Debtor)  
102 West Third Street, Suite 350  
Winston-Salem, NC 27101

First Mortgage of North Carolina  
P. O. Box 1671  
Reidsville, NC 27320

Ms. Charissa Robinson  
304 Gregory Street  
Winston-Salem, NC 27101

Robert Tally  
(Counsel for First Mortgage of NC)  
P. O. Box 10700  
Winston-Salem, NC 27108

Kathryn L. Bringle  
Standing Trustee  
P. O. Box 2115  
Winston-Salem, NC 27102-2115

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