

FORSYTH CO. NC 143 FEE: \$ 12.00
PRESENTED & RECORDED: 09/16/1996 3:13PM
JOHN HOLLENAN REGISTER OF DEEDS BY: HODOVA
STAMPED & RECORDED EXT: \$ 408.00

Drafted by and return to: ^{box} Leslie E. Browder, Womble Carlyle Sandridge & Rice LLP
Post Office Drawer 84, Winston-Salem, NC 27102

NORTH CAROLINA)

FORSYTH COUNTY)

SPECIAL WARRANTY DEED

This Deed made this 13th day of September, 1996, by and between **WILMINGTON TRUST COMPANY, AS TRUSTEE FOR RTC MORTGAGE TRUST 1994-S4**, a Delaware business trust, hereinafter referred to as "Grantor", and **JOSEPH K. MOST** and wife, **DOROTHY MOST**, 4506 Orleans Drive, Greensboro, NC 27409, hereinafter referred to as "Grantee". 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, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference, the property described in the Exhibit "A" being the property conveyed to Grantor in that certain deed recorded in Book 1881 at Page 366 in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1881 at Page 366, Forsyth County Registry.

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but not otherwise, and except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Subject to easements, rights of way and restrictive covenants of record, and 1996 ad valorem taxes which have been prorated to the date of delivery of this deed of conveyance.

IN WITNESS WHEREOF, the Grantor 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.



WILMINGTON TRUST COMPANY, AS TRUSTEE
FOR RTC MORTGAGE TRUST 1994-S4

By: ONTRA, INC., a Delaware corporation,
successor by merger to Ontra, Inc.,
a Texas corporation, Attorney-in-Fact

By: [Signature]
President

ATTEST

[Signature]
Secretary

STATE OF TEXAS)

COUNTY OF TRAVIS)

This 13th day of September, 1996, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came ROBERT D. STARNES, who, being duly sworn, says that (s)he is THE President of ONTRA, INC., a Delaware corporation, successor by merger to Ontra, Inc., a Texas corporation, Attorney-in-Fact for Wilmington Trust Company as Trustee for RTC Mortgage Trust 1994-S4, pursuant to that certain Limited Power of Attorney recorded in Book 1915 at Page 2530 in the Office of the Register of Deeds of Forsyth County, North Carolina, that the seal affixed to the foregoing instrument in writing is the corporate seal of said corporation, and that (s)he signed and sealed said instrument on behalf of said corporation by its authority duly given. And the said President acknowledged said instrument to be the act and deed of said corporation, as attorney-in-fact for Wilmington Trust Company, as Trustee for RTC Mortgage Trust 1994-S4.

WITNESS my hand and notarial seal this 13th day of September, 1996.

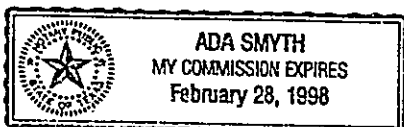
Ada Smyth
Notary Public

My Commission Expires:

2/28/98

[Notarial Seal/Stamp]

WH0562425.01



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STATE OF NC - FORSYTH CO

The Foregoing certificate of Ada Smyth, N.P.

is certified to be correct this the 16 day of Sept, 1996

John Holleman Register of Deeds by: [Signature] Asst/Deputy

BK1918 P 527

Exhibit A"

All that tract or parcel of land being located in Southfork Township, Forsyth County, North Carolina, and being more particularly described as follows:

Commencing at an iron pin in the northeastern corner of the property now or formerly owned by Larry J. Folds as described in Deed Book 1473 at Page 1860, also being known as Lot 8A of Tax Block 3856, said iron pin also being located in the western right of way line of Peters Creek Parkway; and running thence with the right of way line of said highway South 2° 44' West 1,237.74 feet to an iron; and South 17° 18' 30" West 30 feet to the point and place of *beginning*; thence South 17° 18' 30" West 82 feet to an iron stake; thence North 72° 41' 30" West 281.71 feet to an iron stake; thence North 01° 12' East 85.35 feet to an iron stake; thence South 72° 41' 30" East 305.39 feet to the point and place of *beginning*.

Containing 24,071 square feet, more or less, and being more particularly shown on that certain survey by Michael E. Gizinski for SP Associates, dated September 30, 1986, as revised, and on the Property Map referenced below.

Together with a roadway easement for the purposes of ingress, egress and regress over that portion of property retained by Grantor described as follows:

Commencing at an iron pin in the northeastern corner of the property now or formerly owned by Larry J. Folds as described in Deed Book 1473 at Page 1860, also being known as Lot 8A of Tax Block 3856, said iron pin also being located in the western right of way line of Peters Creek Parkway; and running thence with the right of way line of said highway South 2° 44' West 1,237.74 feet to an iron; running thence along the western right of way line of Peters Creek Parkway North 2° 44' East 262.0 feet to the point or place of *beginning*; thence leaving the right of way line of Peters Creek Parkway, running on a curve to the left, an arc distance of 44.77 feet with a chord distance of 40.31 feet and a chord bearing South 47° 44' West to a point; running thence South 2° 44' West 229.85 feet to a point; running thence South 17° 18' 30" West 26.35 feet to a point; running thence North 72° 41' 30" West 26 feet to a point; running thence North 17° 18' 30" East 23.03 feet to a point; running thence North 2° 44' East 236.53 feet to a point of curvature of said proposed drive, being a right curve, having an arc distance of 85.61 feet and a chord distance of 77.07 feet and a chord bearing of North 47° 44' East to a point in the western right of way line of Peters Creek Parkway; running thence South 2° 44' West 36 feet to the point and place of *beginning*.

Containing 8,815 square fee, more or less, and being more particularly shown on that certain survey by Michael E. Gizinski for SP Associates, dated September 30, 1986, as revised, and as to tie line to northwest corner as shown on unrecorded Property Map for Southpark, dated November 25, 1985, and amended December 3, 1985 (Job No. 85-178) by James C. Fulbright.