

NIFONG
8/24

BK1933 P0895
FORSYTH CO, NC 109 FEE: \$ 12.00
PRESENTED & RECORDED: 01/28/1997 2:25PM
DICKIE C. WOOD REGISTER OF DEEDS BY: EDWARD
STATE OF NC REAL ESTATE EXT: \$ 260.00

ali

Excise Tax \$ 260.00

Recording Time, Book and Page

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

Mail after recording to Russell Charles, 1451-A Trade Mart Blvd., Winston-Salem NC 27127

This instrument was prepared by James F. Blanchard, Vice President, for United Carolina Bank, without benefit of Title Search

Brief description for the Index

Lot 417

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 23rd day of January 97, 19....., by and between

GRANTOR

GRANTEE

UNITED CAROLINA BANK

RUSSELL CALVIN CHARLES

A North Carolina Banking Corporation
having its principal office at:

1451-A Trade Mart Boulevard
Winston-Salem, North Carolina 27127

127 West Webster Street
Whiteville, North Carolina 28472

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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEING all of that certain parcel of land lying and being in Winston Township, Forsyth County, North Carolina. Said parcel containing 0.75 acres (plus or minus) as depicted on a map prepared by Michael E. Gizinski, R.L.S., dated January 13, 1997. Attention is directed to the aforementioned map for a more complete and accurate description of the property conveyed herewith, and being specifically described on EXHIBIT "A" attached hereto and incorporated herein by reference as if fully set forth in its entirety.

#260 00

BK1933 P0896

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. All road rights-of-way, drainage and utility easements and all restrictive covenants affecting said property.
2. A lien of ad valorem taxes which shall be prorated to the date of closing.

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.

UNITED CAROLINA BANK

(Corporate Name)
By: James J. Blanchard
Vice President

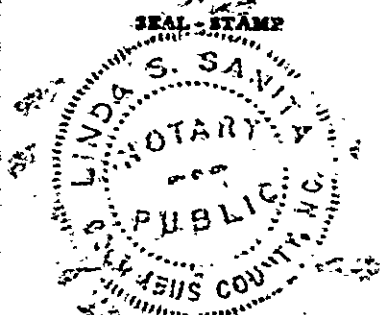
ATTEST:

Belinda J. Heavener
Assistant Secretary (Corporate Seal)

USE BLACK INK ONLY



NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____
Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this _____ day of _____, 19____.
My commission expires: _____ Notary Public



NORTH CAROLINA, Columbus County.
I, a Notary Public of the County and State aforesaid, certify that Belinda J. Heavener
personally came before me this day and acknowledged that S. he is Assistant Secretary of
United Carolina Bank a North Carolina 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 her as its Assistant Secretary.
Witness my hand and official stamp or seal, this 23rd day of January, 1997.
My commission expires: June 22, 1999 Linda S. Sanita Notary Public

The foregoing Certificate(s) of Linda S. Sanita, N.P.

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the
next page hereof.

DICKIE C. WOOD, REGISTER OF DEEDS
By: [Signature] REGISTER OF DEEDS FOR FORSYTH COUNTY
Deputy/Assistant-Register of Deeds.

EXHIBIT "A"

BEGINNING at an iron in the eastern right-of-way line of Peters Creek Parkway (N. C. 150), said iron being located North 2° 40' 30" East 160.00 feet from the intersection of the northern right-of-way line of Ethel Drive and the eastern right-of-way line of Peters Creek Parkway (N. C. 150), said iron also being the northwest corner of property of George F. Sowers as described in deed recorded in Book 1862 at Page 993, Forsyth County Registry; thence from said beginning point along the eastern right-of-way line of Peters Creek Parkway (N. C. 150) North 02° 40' 30" East 273.22 feet to an iron, the southwest corner of property of Stephen Lee Hill as described in deed recorded in Book 1926 at Page 82, Forsyth County Registry, said iron also being in the center of a private access easement 30 feet in width; thence with the center of said private access easement and extending beyond said easement, South 87° 19' 30" East 114.15 feet to an iron, the southeast corner of the aforementioned Hill property and located in the west line of Lot 9 as shown on Map of the Irving J. Hege Property recorded in Plat Book 21 at Page 11 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence along the west line of said Lot 9, South 00° 18' West 192.81 feet to an iron, the southwest corner of said Lot 9 and the northwest corner of Lot 11 as shown on Map of the W. R. Patterson Property recorded in Plat Book 19 at Page 122 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence with the west line of said Lot 11, South 0° 13' 40" West 80.02 feet to an iron, the northeast corner of the aforementioned Sowers' property; thence along Sowers' north line North 87° 37' West 125.56 feet to the point and place of BEGINNING.

TOGETHER WITH a 30-foot private access easement providing ingress, egress and regress to and from the eastern right-of-way of Peters Creek Parkway (N. C. 150) in an eastward direction for a distance of 90 feet the centerline of said easement being described as follows:

BEGINNING at an iron at the northwest corner of the above-described property; thence from said beginning point South 87° 19' 30" East 90.00 feet, the terminus of said 30-foot private access easement.