

Drafted by: NAT M. TURNBULL, ATTORNEY AT LAW

Mail to: NAT M. TURNBULL  
ATTORNEY AT LAW  
2431 ALOMA AVENUE, SUITE 221  
WINTER PARK, FLORIDA 32792

Mail future tax bills to:

HUGH B. ROBINSON, JR, M.D.  
3500 LAKE SARAH DRIVE  
ORLANDO, FLORIDA 32804

FORSYTH CO, NC 26 FEE: \$ 12.00  
PRESENTED & RECORDED: 02/24/1997 10:51AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: EDWARD  
NO TAXABLE CONSIDERATION

THIS DEED Made this 17<sup>th</sup> day of February, 1997, by DOROTHY SPEAS ROBINSON and HUGH BURGESS ROBINSON, JR., as Trustees of the DOROTHY SPEAS ROBINSON INTER VIVOS TRUST under Trust Agreement dated September 17, 1987, parties of the first part, to Dorothy Speas Robinson's sons, HUGH BURGESS ROBINSON, JR. and DALLAS C. ROBINSON as Tenants in Common, each owning an undivided one-half (1/2) interest, parties of the second part; Witnesseth that the said parties of the first part, without any consideration paid, have given and sold and by these presents do give, sell and convey unto the parties of the second part and their successors and assigns, a tract or parcel of land in Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron, said iron being located S. 61-25-00 E. 90.93 feet to the City of Winston-Salem benchmark; thence from said beginning point N. 20-28-00 E. 38.05 feet to an iron marking the easterly corner of the Warren H. Taylor and wife property (see Deed Book 965 at page 46 in the Forsyth County Registry); thence with the southerly line of the Taylor property S. 63-04-00 W. 180.85 feet to an old iron; thence with the easterly line of the Duke Power Company property (see Deed Book 954 at page 591 in the Forsyth County Registry) S. 31-30-00 E. 152.02 feet to an old iron; thence N. 71-07-00 E. 146.99 feet to the point or place of BEGINNING and being the property of Dorothy S. Robinson all as shown on a map entitled "North Carolina Federal Savings and Loan Association" prepared by Joyce Engineering and Mapping Co., Inc. dated July, 1981 to which map reference is made for a more particular description of the property; LESS: part of the above-described property deeded to the State of North Carolina Department of Transportation, Deed Book 1419, Page 1269, described as follows: BEGINNING at the point of intersection of the common property line between the undersigned and W.H. Taylor with the proposed southwestern right of way boundary of Project 8.1739601, said point of intersection being located 45 feet southwesterly from and normal to Survey Line L Revised; thence northeasterly along and with the aforesaid common property line extended to its point of intersection with Survey Line L Revised; thence southeasterly along and with Survey Line L Revised to Survey Station 179 + 56.25, Survey Line L Revised L.B. equals Survey Station 179 + 55.91, Survey Line L L.A.; thence along and with Survey Line L in a southeasterly direction to Survey Station 180 + 13.86, Survey Line L; thence southwesterly 45 feet in a straight line to a point in the existing southwestern right of way bound-

ary of the aforesaid project; thence northwesterly in a straight line along and with the aforesaid proposed right of way boundary to the point of BEGINNING.

For source of title see Deed recorded in Deed Book 525 at page 345 in the Forsyth County Registry, together with a map of "Addition to Polo Grove" recorded in Plat Book 9 at page 219 in the Forsyth County Registry.

The purpose of this Deed is to transfer title from the DOROTHY SPEAS ROBINSON TRUST to Dorothy Speas Robinson's sons, HUGH BURGESS ROBINSON, JR., AND DALLAS C. ROBINSON. The transfer of title is a gift and is without consideration.

Property Address: Northwest corner Reynolda Road and Polo Road, Winston-Salem, North Carolina.

The above land was conveyed to grantor by DOROTHY SPEAS ROBINSON and HUGH BURGESS ROBINSON, as Trustees of the DOROTHY SPEAS ROBINSON TRUST Under Trust Agreement dated September 17, 1987 (See Book 1627, Pages 0863 & 0864),

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said parties of the second part and their successors and assigns forever. And the said parties of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances, except leasehold interest now held by FIRST CITIZENS BANK AND TRUST COMPANY, under Memorandum of Lease recorded in Deed Book 1352 Page 0950; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever.

IN TESTIMONY WHEREOF the said parties of the first part have hereunto set their hands and seals.

DOROTHY SPEAS ROBINSON TRUST

By: *Dorothy S. Robinson* (SEAL)  
Dorothy Speas Robinson, Co-Trustee

By: *Hugh Burgess Robinson Jr.* (SEAL)  
Hugh Burgess Robinson, Jr.,  
Co-Trustee

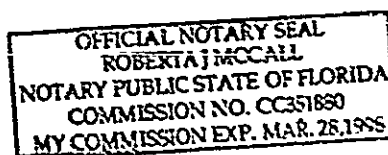
STATE OF FLORIDA )  
: ss.  
COUNTY OF ORANGE )

I, *Roberta J. McCall*, a Notary Public of Orange County, Florida, do hereby certify that DOROTHY SPEAS ROBINSON, and HUGH BURGESS ROBINSON, JR., grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance, As co-trustees of the Dorothy Speas Robinson Trust

Witness my hand and notarial seal this the 17<sup>th</sup> day of February, 1997.

NOTARY PUBLIC

Signed: *Roberta J. McCall*  
Print: *Roberta J. McCall*



STATE OF NORTH CAROLINA  
FORSYTH COUNTY

The foregoing (annexed) certificate of Roberta  
J. McCall Notary Public, State of Florida at  
Large, is certified to be correct. This the 24th day of  
February, 1997.

DICKIE C. WOOD, REGISTER OF DEEDS

Register of Deeds

By B. P. Nelson Deputy

Probate and Filing Fee \$ \_\_\_\_\_ paid.