

FORSYTH CO, NC
PRESENTED & RECORDED: 06/24/1999 09:17AM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA

15

FEE: \$ 12.00

STATE OF NC REAL ESTATE EXT: \$

44.00

BK2074 P 52 - P 54

J

Excise Tax \$

Box 69

Recording Time, Book and Page

Tax Lot No. 102, Block 1180

Parcel Identifier No. _____

Verified by _____ County on the _____ day of _____

19____

by _____

Mail after recording to Peebles & Schramm, 102 S. Cherry Street, Winston-Salem, NC 27101
This instrument was prepared by Stafford R. Peebles, Jr.

Brief Description for the index

Lot 26, Pt 25, Bon Air, Sec. B

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made Jun 16, 1999, by and between

GRANTOR

FIRST UNION NATIONAL BANK OF NORTH
CAROLINA AS TRUSTEE FOR THE REGISTERED
HOLDERS OF EMERGENT HOME EQUITY LOAN
PASS-THROUGH CERTIFICATES, SERIES 1997-4

GRANTEE

EARNESTINE HUFF and husband, JAMES HUFF

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:

See Exhibit A attached hereto and made a part hereof

RightFAX NT
TO: Pablo COMPANY:

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2050, Page 1351.

A map showing the above described property is recorded in Book 3, Page 25.

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:

Restrictions and easements of record, if any.

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.

FIRST UNION NATIONAL BANK OF NORTH CAROLINA
AS TRUSTEE FOR THE REGISTERED HOLDERS OF
EMERGENT HOME EQUITY LOAN PASS THROUGH
CERTIFICATES, SERIES 1997-4

(Corporate Name)

By: _____

ROBERT ASHBAUGH
VICE PRESIDENT

President

ATTN: _____

Sharon A. Mann, Asst

Secretary (Corporate Seal)

Secretary (Corporate Seal)

Secretary (Corporate Seal)

Secretary (Corporate Seal)

Secretary (Corporate Seal)

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(SEAL)

(SEAL)

(SEAL)

(SEAL)

USE BLACK INK ONLY

NORTH CAROLINA, Forsyth County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that FIRST UNION NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE FOR THE REGISTERED HOLDERS OF EMERGENT HOME EQUITY LOAN PASS THROUGH CERTIFICATES, SERIES 1997-4, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp on this 17 day of June, 1999.

My commission expires: _____

BRYON M. TINNIN

My Commission Expires 3-15-2003

Notary Public

SEAL-STAMP

NORTH CAROLINA, Mecklenburg County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Sharon A. Mann, personally came before me this day and acknowledged that he/she is Secretary of FIRST UNION NATIONAL BANK OF NORTH CAROLINA AS 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 President, sealed with its corporate seal and attested by him/her as its Secretary. Witness my hand and official stamp on this 17 day of June 1999.

My commission expires: _____

BRYON M. TINNIN

My Commission Expires 3-15-2003

Notary Public

The foregoing Certificate(s) of _____

is 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 face hereof.

DICKIE C. WOOD, REGISTER OF DEEDS

COUNTY _____ REGISTER OF DEEDS FOR _____

By _____ Deputy Assistant-Register of Deeds.

EXHIBIT "A"

BEGINNING at an existing iron pin in the western right of way of Patterson Avenue, and being South 01 degrees 09 minutes 31 seconds East from an existing iron pin also located in the western right of way of Patterson Avenue, said Beginning point being the Northwest corner of Lot 26 as shown on the map of Bon Air, Section B, recorded in Plat Book 3, page 25, Forsyth County Registry; thence along the western right of way of Patterson Avenue South 01 degrees 09 minutes 31 seconds East 74.99 feet to an existing iron pin; thence South 88 degrees 40 minutes 57 seconds West 150.05 feet to an existing iron pin; thence North 00 degrees 59 minutes 46 seconds West 74.51 feet to an existing iron pin marking the Northwest corner of Lot 26 as shown on the Map of Bon Air, Section B, recorded in Plat Book 3, page 25, Forsyth County Registry; thence North 88 degrees 30 minutes 00 seconds East 149.84 feet to the point and place of BEGINNING. This property is all of Lot 26 and the northern half of Lot 25, Section B, as shown on the map of Bon Air, recorded in Plat Book 3, page 25, Forsyth County Registry.