

Mail to COMMERCIAL & FARMER'S BANK RURAL HALL NC  
(NAME) (STREET AND NUMBER) (CITY) (STATE)

NORTH CAROLINA  
FORSYTH COUNTY

41

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, Made this the 1st day of November, 1971,  
by JAMES E. LASSITER, Attorney of Rural Hall, N. C. Trustee,  
to COMMERCIAL AND FARMER'S BANK, Rural Hall, North Carolina  
of the County of Forsyth and State of North Carolina, WITNESSETH, That whereas Istvan (Steve) Gava and  
Attila Joe Arnoczy T/A G. & A. Motor Sales on the 20th day of May, 1971,  
made and executed to James E. Lassiter, Attorney of Rural Hall, N. C. Trustee, a Deed of Trust recorded  
in Deed of Trust book 1069 at page 778 upon the lands hereinafter described, and whereas the said  
Istvan (Steve) Gava and Attila Joe Arnoczy T/A G. & A. Motor Sales  
failed to comply with the terms of said Deed of Trust; [and whereas  
was duly appointed substitute-Trustee by instrument recorded in Deed of Trust book \_\_\_\_\_ on page \_\_\_\_\_];  
and whereas the said James E. Lassiter, Attorney of Rural Hall, N. C. Trustee in compliance  
with the terms of said Deed of Trust exposed said lands to public sale to the highest bidder, after due advertisement,  
on the 30th day of August, 1971, at the Courthouse Door in Winston-Salem, when and where  
Commercial And Farmer's Bank of Rural Hall, North Carolina  
became the last and highest bidder at the sum of Four Thousand Four Hundred & Thirteen Dollars & 81/100 Dollars.  
NOW, THEREFORE, for and in consideration of the premises and the sum of (\$4,413.81) Dollars,  
in hand paid to the said JAMES E. LASSITER, Trustee,  
by the said Commercial And Farmer's Bank, Rural Hall, N. C.,  
the receipt whereof is hereby acknowledged, the said JAMES E. LASSITER, Trustee  
does by these presents hereby sell and convey unto the said Commercial And Farmer's Bank, Rural Hall, N. C.  
and its successors, heirs and assigns forever, the following  
Tract and Lot of Land lying in the County of Forsyth and State of North Carolina, adjoining the lands of \_\_\_\_\_

and bounded as follows, viz.:  
BEGINNING at an iron stake in the North line of N.C. Highway No. 66, said iron stake being in  
the West line of J. F. Marshall Heirs' property, and, from said BEGINNING POINT, running thence  
with the North line of said N. C. Highway No. 66, North 57 deg 10 min West 90.90 feet to an  
iron stake, North 60 deg 38 min West 100.0 feet to an iron stake, and North 66 deg 52 min West  
30.19 feet to a point where a 60 foot unnamed street intersects the North line of said highway;  
running thence in the East line of said 60 foot unnamed street, North 05 deg 15 min East 385.0  
feet to an iron stake in the South line of a 1.96 acre tract deeded to Roland F. Rollins and  
wife, Pearl H. Rollins by Deed recorded in the Office of the Register of Deeds of Forsyth  
County in Deed Book 898 page 168, said Rollins land being also Lot No. 5 on the unrecorded map  
hereinafter referred to; running thence along the South line of said Rollins' land South 84  
deg 45 min East 200.0 feet to an iron stake in the West line of the J. F. Marshall Heirs' pro-  
perty; running thence with the West line of the said Marshall land, South 05 deg 15 min West  
478.75 feet to the place of BEGINNING. The above described land is shown as Lots Nos. 1, 2,  
3, and 4 on an unrecorded map by Franklin Surveying Company dated October, 1959, and entitled  
"Property of Marshall Grubbs-JOB NO. 4-928-B", which said survey is herein incorporated by  
reference. As an appurtenance to the foregoing above described property, there is hereby  
granted a permanent easement and right of way only for ingress, egress and regress in and over  
the 60 foot street shown on said unrecorded map, and which is immediately West of the land  
hereinabove conveyed, and which is North of N. C. Highway No. 66 and South of the Rollins'  
land recorded in the Office of the Register of Deeds of Forsyth County in Deed Book 898 page  
168. A Northern portion of the land herein conveyed is out of the Southeast portion of a 7.36  
acre tract described in a Deed from George W. Braddy, Commissioner to Marshall Herbert Grubbs  
and wife, Elise R. Grubbs, recorded in the Office of the Register of Deeds of Forsyth County  
in Deed Book 666 page 109, and also in another deed to them from William Matthew Grubbs, et al,  
recorded in the Office of the Register of Deeds of Forsyth County in Deed Book 538 page 315.  
The Southern portion of the land herein conveyed is out of the Eastern part of a 2.68 acre  
tract conveyed to Marshall Herbert Grubbs and wife, Elise R. Grubbs by R. C. Grubbs, et al, by  
Deed recorded in the Office of the Register of Deeds of Forsyth County in Deed Book 873 page  
600.

TO HAVE AND TO HOLD the aforesaid tract or lot of land, to the said Commercial And Farmer's Bank,  
Rural Hall, N. C. and its successors, heirs and assigns, to their use and behoof forever:  
And that the said James E. Lassiter, Trustee, covenants that he is seized of said  
premises and has right to convey the same, and that he will warrant and defend the title to the same in so far as it is his  
duty to do by virtue of his said office as Trustee and no further.

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IN TESTIMONY WHEREOF, The said JAMES E. IASSITER, Trustee,  
has hereunto set his hand and seal.

~~IN TESTIMONY WHEREOF, The said~~

*James E. Lassiter*

Trustee,  
(SEAL)

~~James E. Lassiter, Trustee, has hereunto set his hand and seal.~~

~~Notary Public~~

STATE OF NORTH CAROLINA—FORSYTH COUNTY

~~The 1st day of November, 1972~~, personally came before me \_\_\_\_\_  
(Secretary)

who being by me duly sworn, says that he knows the common seal of \_\_\_\_\_, and is  
acquainted with \_\_\_\_\_ who is the President of said Corporation, and that he, the said

is the Secretary of the said Corpora-  
tion of said Corporation affixed to said  
name in attestation of the execution

Witness my hand and notarial seal  
My commission expires:

FORSYTH  
COUNTY

019829

STATE OF  
NORTH  
CAROLINA  
JAN 21 1972



Real Estate  
Excise Tax  
04.50

and saw the said Common Seal  
\_\_\_\_\_, signed his  
Corporation.  
\_\_\_\_\_, A. D. 19\_\_\_\_

Notarial Seal

Notary Public

STATE OF NORTH CAROLINA—Forsyth County

I, Frances H. Riddle, a Notary Public, of said County, do hereby certify  
that James E. Lassiter, Trustee,  
personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the 1st day of November, 1971

My commission expires August 19, 1975

Notarial Seal

*Frances H. Riddle*

Notary Public

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Frances H. Riddle, J.P.  
(here give name and official title of the officer signing the certificate, passed upon)

Forsyth Co. NC

is (are) certified to be correct. This the 21 day of Jan. A.D. 1972

Eunice Ayers, Register of Deeds

50¢  
Probate fee ☒ paid.

By Ruth Barrow Deputy Assistant

THIS INSTRUMENT DRAFTED BY:

*James E. Lassiter*  
(SIGNATURE OF DRAFTSMAN)

Deed Book \_\_\_\_\_ Page \_\_\_\_\_

Commercial and Farmers' Bank

TO

JAMES E. IASSITER, Trustee

TRUSTEES

1028 262

PRESENTED FOR  
REGISTRATION  
AND RECORDED  
JAN 4 1972  
EUNICE AYERS  
REGISTER OF DEEDS  
FORSYTH COUNTY  
NC