

Mail to: Roy S. Fulton Lassater Lake Rd., Clemmons N.C. 27012

NORTH CAROLINA
FORSYTH COUNTY

23

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, Made this the 9th day of April, 1975, by LESLIE G. FRYE, Trustee, to ROY S. FULTON and wife EARSLEY N. FULTON of the County of Forsyth and State of North Carolina, WITNESSETH, That whereas J & J ASSOCIATED DEVELOPERS, INC. on the 28th day of September, 1971, made and executed to LESLIE G. FRYE Trustee, a Deed of Trust recorded in Deed of Trust Book 1079 at page 733 upon the lands hereinafter described, and whereas the said J & J ASSOCIATED DEVELOPERS, INC. failed to comply with the terms of said Deed of Trust; and whereas the said LESLIE G. FRYE 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 24th day of March, 1975, at the Courthouse Door in Winston-Salem, when and where ROY S. FULTON and wife EARSLEY N. FULTON became the last and highest bidders at the sum of SIXTY THREE THOUSAND EIGHT HUNDRED TEN AND NO/100 Dollars.

NOW THEREFORE, for and in consideration of the premises and the sum of SIXTY THREE THOUSAND EIGHT HUNDRED TEN AND NO/100 Dollars, in hand paid to the said LESLIE G. FRYE Trustee, by the said ROY S. FULTON and wife EARSLEY N. FULTON, the receipt whereof is hereby acknowledged, the said LESLIE G. FRYE Trustee does by these presents hereby sell and convey unto the said ROY S. FULTON and wife EARSLEY N. FULTON and their successors heirs and assigns forever, the following Tract and Lot of Land lying in the County of Forsyth and State of North Carolina, and bounded as follows:

LYING and being in Forsyth County in Clemmons Township and commencing at an iron stake in the west right of way line of Lasater Road, said iron stake being the southeast corner of the property of Eliza Eccles and running thence South 32° 24' West 213.22 feet to an iron stake, running thence South 28° 56' West, 80.30 feet to an iron stake and continuing with the right of way line of Lasater Road, South 26° 49' West, 400 feet to an iron stake, running thence North 63° 11' West, 205 feet to an iron stake, running thence South 25° 0' West, 627.46 feet to an iron stake, running thence South 71° 0' East, 204.80 feet to an iron stake in the west right of way line of Lasater Road, running thence with the said right of way line, the following two additional courses, South 18° 37' West, 30.01 feet and South 18° 14' West, 30.01 feet to an iron stake, running thence North 71° 0' West 325.40 feet to an iron stake and running thence on a curve the long chord of which is North 83° 30' West 378.16 feet to an iron stake, running thence South 84° 30' West 490.0 feet to an iron stake, running thence South 27° 40' East, 166.34 feet to an iron stake; running thence South 28° 21' West, 606.88 feet to an iron stake, running thence North 60° 10' West 51.17 feet to an iron stake, a corner of the property of W. H. Lamberti and Mrs. E. A. Nash; running thence North 68° 22' West, 104.74 feet to an iron stake a corner of E. T. Nance, Sr. property in the line of Mrs. E. A. Nash; running thence North 24° 30' East, 2106.45 feet to a hickory tree; running thence North 54° 09' East, 361.08 feet to an iron stake, running thence South 43° 46' East 282.0 feet to an iron stake, running thence South 49° 41' East 322.0 feet to an iron stake; running thence South 21° 11' East 359.0 feet to an iron stake; running thence North 83° 48' East 772.0 feet to an iron stake; running thence South 62° 32' East, 88.25 feet to an iron stake, the point and place of BEGINNING, and being known and designated as that property as surveyed and mapped by Franklin Surveying Company on April 30, 1971, and containing a total of 63.78 acres more or less. Being the same property in all respects as sold to the grantor in Deed Book 1025, Page 321 of the Forsyth Registry.

SAVE AND EXCEPT the following tracts or parcels of land which have heretofore been conveyed by the grantor herein:

TRACT #1:

A 1.5 acres, more or less tract sold to Charlie L. Fulton and wife. in Deed Book 1030, Page 248 of the Forsyth County Registry.

TRACT #2:

Lots 12 and 13 as shown on the Plat of Loire Valley, Section 1, recorded in Plat Book 24, Page 185 of the Forsyth County Registry, sold to Joseph S. Burnham as described in Deed Book 1035, Page 732 of the Forsyth County Registry.

TRACT #3:

A 1.49 acre, more or less tract sold to Henry Lester Hyatt and wife, as described in Deed Book 1037, Page 364 of the Forsyth County Registry.

TRACT #4:

A .90 acre tract, more or less, known as Lot 6, as shown on the unrecorded plat of Loire Valley, Section 2, sold to Edward W. Kelley, et al as described in Deed Book 1042, Page 900 of the Forsyth County Registry.

1149P0127

424 RV2

TRACT #5:

Lot Number 10 as shown on the Plat of Loire Valley, Section 1, recorded in Plat Book 24, Page 185 of the Forsyth County Registry, sold to Sherwin Glenn Hutchins in Deed Book 1114, Page 833 of the Forsyth County Registry.

TRACT #6:

Lot Number 11, as shown on the Plat of Loire Valley, Section 1, recorded in Plat Book 24, Page 185 of the Forsyth County Registry, sold to Aaron W. Rowe in Deed Book 1150, Page 69 of the Forsyth County Registry.

TRACT #7

Lots 1, 2, 3 and 4 as shown on the Plat of Loire Valley, Section 1, recorded in Plat Book 24, Page 185 of the Forsyth County Registry, sold to C. L. Hendrix, Jr. and wife, in Deed Book 1119, Pages 1412, 1413, 1414 and 1415 of the Forsyth County Registry.

TRACT #8:

Lot 14, as shown on the Plat of Loire Valley, Section 1, recorded in Plat Book 24, Page 185 of the Forsyth County Registry, sold to Joseph S. Burnham and wife, by deed recorded in Book 1120, Page 42 of the Forsyth County Registry.

TRACT #9:

That certain parcel of land conveyed to Roy S. Fulton and wife, in Deed Book 1131, Page 1556 of the Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid tract or lot of land, to the said ROY S. FULTON and wife EARSLEY N. FULTON and their successors, heirs and assigns, to their use and behoof forever:

And that the said LESLIE G. FRYE 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.

IN TESTIMONY WHEREOF, the said LESLIE G. FRYE Trustee, has hereunto set his hand and seal.

Leslie G. Frye Trustee (SEAL)

STATE OF NORTH CAROLINA - County of Forsyth

I, Maxine M. Hicks, a Notary Public of said County, do hereby certify that LESLIE G. FRYE 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 9th day of April, 1975.
MAXINE W. HICKS
My Commission Expires September 1, 1979
9-7-79

Maxine M. Hicks
Notary Public

STATE OF NORTH CAROLINA - County of Forsyth

The foregoing certificate of Maxine M. Hicks Notary Public of Forsyth County, North Carolina, is certified to be correct.
This the 5th day of June, A.D. 1975.

EUNICE AYERS, REGISTER OF DEEDS

Probate fee 50¢ paid

By: Debra Hartung
Deputy/Assistant

DRAWN BY: Leslie G. Frye



Real Estate
Excise Tax
64.00

PRESENTED FOR
REGISTRATION
AND RECORDED

JUN 5 11 25 AM '75

EUNICE AYERS
REGISTER OF DEEDS
FORSYTH CTY. N.C.

#3.00 paid

ES

1149P0128

424 BY-2