

NIFONG
Box

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BK1810 P0669

Drafted by:

Leslie E. Browder, Womble Carlyle Sandridge & Rice
Post Office Drawer 84, Winston-Salem, NC 27102



STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

DEED

THIS DEED made this the 29TH day of December, 1993, by WACHOVIA BANK OF NORTH CAROLINA, N.A. (formerly Wachovia Bank and Trust Company, N.A.), as Trustee for The Winston-Salem Foundation as provided for in that Revocable Living Trust Agreement dated August 31, 1989, entered into with Otis Brown Parrish for the creation of the Otis B. and Genevieve W. Parrish Endowment Fund, party of the first part, hereinafter referred to as "Grantor"; and SAM C. OGBURN REAL ESTATE COMPANY, INC., party of the second part, hereinafter referred to as "Grantee";

WITNESSETH:

That the Grantor, in consideration TWO HUNDRED ELEVEN THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS (\$211,500.00), the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey to the Grantee, and his heirs, successors and assigns, that certain real estate situate in Winston Township, Forsyth County, North Carolina, described as follows:

LYING AND BEING in Bethania Township, Forsyth County, State of North Carolina, and beginning at an axle in the northern right of way line of Wall Street, said axle being South 87° 36' 06" West 351.86 feet from the approximate center line intersection of Wall Street and N.C. Highway No. 66 and being the southeast corner of Thelma E. Smith (see Deed Book 724 at Page 91); and running thence along the eastern boundary line of Thelma E. Smith North 12° 43' 05" West 327.70 feet to an iron stake in the southern boundary line of William H. Pardue (see Deed Book 825 at Page 432); thence along the southern boundary line of William H. Pardue South 87° 41' 37" East 238.58 feet to an iron stake; thence along the western boundary line of Janet S. Celnar (see Deed Book 1755 at Page 3983) South 04° 49' 00" West 140.80 feet to an iron stake; thence continuing along the boundary lines of Janet S. Celnar South 85° 26' 52" East 100.07 feet to an iron stake and South 04° 50' 37" West 179.17 feet to an iron stake in the northern right of way line of Wall Street; thence continuing within said right of way South 04° 50' 37" West 20.83 feet to a point; thence within the right of way of Wall Street North 85° 26' 53" West 99.98 feet to a point; thence North 04° 49' 07" East 19.87 feet to a point in the northern right of way line of Wall Street; thence along the northern right of way line of Wall Street North 85° 59' 59" West 139.63 feet to the point and place of beginning, same containing 1.793 acres located outside the right of way of Wall Street and 0.047 acres located within the right of way of Wall Street, and being known as Tax Lot Nos. 37C and 107, Tax Block 4935, and being that same property surveyed and platted by Larry L. Callahan, R.L.S. on the 20th day of December, 1993 (Job No. 7567-3).

12-29-93

\$423.00

Real Estate
Excise Tax



FORSYTH COUNTY



W#51671.

BK1810 P0670

This conveyance is made expressly subject to conditions, restrictions, rights of way and easements, if any, duly of record, constituting constructive notice thereof, and ad valorem taxes for the year 1993 which have been prorated to the date of delivery of this deed of conveyance.

TO HAVE AND TO HOLD the aforesaid real estate and all privileges and appurtenances thereunto belonging to the Grantee and its successors and assigns.

And the said WACHOVIA BANK OF NORTH CAROLINA, N.A. (formerly Wachovia Bank and Trust Company, N.A.), as Trustee for The Winston-Salem Foundation as provided for in that Revocable Living Trust Agreement dated August 31, 1989, entered into with Otis Brown Parrish for the creation of the Otis B. and Genevieve W. Parrish Endowment Fund, does hereby covenant that it has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that it will warrant and defend the title to said premises against the lawful claims of all persons claiming by, through, under or on account of WACHOVIA BANK OF NORTH CAROLINA, N.A. (formerly Wachovia Bank and Trust Company, N.A.), as Trustee for The Winston-Salem Foundation as provided for in that Revocable Living Trust Agreement dated August 31, 1989, entered into with Otis Brown Parrish for the creation of the Otis B. and Genevieve W. Parrish Endowment Fund, insofar as it is its duty to do so by virtue of its office as Trustee under the above-referenced Revocable Living Trust Agreement, but no further. Grantee, by the acceptance of this Deed, does hereby further acknowledge for itself and its successors and assigns, that the Grantee provided the survey from which the description of the real estate herein described was prepared; that the Grantor has not verified the accuracy of the survey and that Grantor is herein conveying only that certain real estate conveyed to the Grantor as Tract No. 1 appearing in that deed recorded in Deed Book 1763 at Page 4263, Forsyth County Registry, North Carolina.

IN TESTIMONY WHEREOF, WACHOVIA BANK OF NORTH CAROLINA, N.A. (formerly Wachovia Bank and Trust Company, N.A.), as Trustee for The Winston-Salem Foundation as provided for in that Revocable Living Trust Agreement dated August 31, 1989, entered into with Otis Brown Parrish for the creation of the Otis B. and Genevieve W. Parrish Endowment Fund, has caused this instrument to be executed in its name by its Vice President, attested by its Assistant Secretary, and has caused its corporate seal to be affixed hereunto all as of the day and year first above written.

WACHOVIA BANK OF NORTH CAROLINA,
N.A. (formerly Wachovia Bank and Trust Company,
N.A.), as Trustee for The Winston-Salem Foundation
as provided for in that Revocable Living Trust
Agreement dated August 31, 1989, entered into with
Otis Brown Parrish for the creation of the Otis B.
and Genevieve W. Parrish Endowment Fund

BY: R. Dennis Sloan
Vice - President

ATTEST:

[Signature]
Secretary

[Corporate Seal]

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

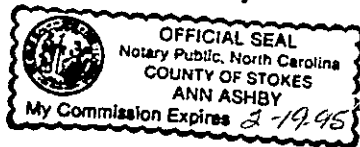
I, a Notary Public of STOKES County, State of North Carolina, certify that M. P. Hazlea personally came before me this day and acknowledged that (s)he is Assistant Secretary of WACHOVIA BANK OF NORTH CAROLINA, N.A. (formerly Wachovia Bank and Trust Company, N.A.), as Trustee for The Winston-Salem Foundation as provided for in that Revocable Living Trust Agreement dated August 31, 1989, entered into with Otis Brown Parrish for the creation of the Otis B. and Genevieve W. Parrish Endowment, a 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 him/her as its Assistant Secretary.

WITNESS my hand and official seal or stamp, this 29th day of December, 1993.

Ann Ashby
Notary Public

My Commission Expires:

2-19-95



STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate

of

Ann Ashby N.P. Stokes
(here give name and official title of the officer signing the certificate passed upon)

PRESENTED FOR
REGISTRATION
AND RECORDED

is (are) certified to be correct. This the

29

day of

Dec

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93

'93 DEC 29 P3:51

L. E. Speas, Register of Deeds

By

Jessie Holden

Deputy ~~Assistant~~

L.E. SPEAS
REGISTER OF DEEDS

Probate and Court Fees 60.00 N.C. paid.

112.60pd Deborah R. Ralich