

11-15-96  
52  
Drafted by: Leslie E. Browder, Womble Carlyle Sandridge & Rice, PLLC  
Post Office Drawer 84, Winston-Salem, NC 27102

Mail future tax bills to Grantee, PO Box 1716, Clemmons, NC 27012

STATE OF NORTH CAROLINA )  
COUNTY OF FORSYTH )

**DEED**

THIS DEED, made this the 9<sup>th</sup> day of September, 1996, by WACHOVIA BANK OF NORTH CAROLINA, N.A., organized and existing under the laws of the United States, 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", to Danny L. McGuire, party of the second part, hereinafter referred to as "Grantee", whether one or more persons or entities;

**WITNESSETH:**

That the Grantor, in consideration of Twenty-Two Thousand and No/100 Dollars (\$22,000.00), has bargained and sold and by these presents does bargain, sell and convey to the Grantee, his heirs and assigns, that certain real estate situate in Winston Township, Forsyth County, North Carolina, described as follows:

**BEING KNOWN AND DESIGNATED** as Lot 23 as shown on map of Bon Air Addition, Section A, recorded in Plat Book 3, at Page 82 1/2 and also designated as Lot 23 on the map of Bon Air Greenway Place, Section A, recorded in Plat Book 3, Page 25, in the Office of the Register of Deeds, Forsyth County, North Carolina.

The above described property is also known as Tax Lot 23, Block 1175. For further reference, see Book 1763, Page 4263, Forsyth County Registry.

444  
This conveyance is made expressly subject to the conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice thereof, and ad valorem taxes for the year 1996 which have been prorated to the date of delivery of this Deed.

TO HAVE AND TO HOLD the aforesaid real estate and all privileges and appurtenances thereunto belonging to the Grantee, his heirs and assigns.

And the said Wachovia Bank of North Carolina, 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

WW0555731.01

BK1917 P1412

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., 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.

IN TESTIMONY WHEREOF, Wachovia Bank of North Carolina, 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., 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 Moon*  
Vice President

*75*

ATTEST:

NOT

*Linda S. Coif*  
Assistant Secretary

[Corporate Seal]

W0555731.01

- 2 -

BK1917 P1413

STATE OF NORTH CAROLINA )  
COUNTY OF FORSYTH )

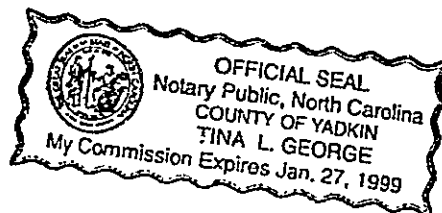
I, a Notary Public of Yadkin County, State of North Carolina, certify that Linda S. Cox personally came before me this day and acknowledged that (s)he is Assistant Secretary of Wachovia Bank of North Carolina, N.A., as Trustee for The Winston-Salem Foundation as provided for in that Revocable Living 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; 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 6<sup>th</sup> day of September, 1996.

Tina L. George  
Notary Public

My Commission Expires:  
Jan. 27, 1999

[Notarial Seal/Stamp]



STATE OF NC - FORSYTH CO  
The Foregoing certificate of Tina L. George, N.P.  
is certified to be correct this the 9<sup>th</sup> day of September, 1996  
John Holleman Register of Deeds by Jerry E. [Signature] Asst/Deputy

FORSYTH CO, NC INST NO: 52 FEE: \$ 12.00  
PRESENTED & RECORDED: 09/09/1996 11:27AM  
JOHN HOLLEMAN REGISTER OF DEEDS BY: EDWARD R  
STATE OF NC REAL ESTATE EXT: \$ 44.00  
R. Edwards