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FORSYTH COUNTY NC FEE \$26.00
PRESENTED & RECORDED
03/24/2023 12:58:05 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3745
PG: 3935 - 3940

MODIFICATION OF DEED OF TRUST

This document was prepared by: Commercial Lending, Allegacy Federal Credit Union, P O Box 26043, Winston-Salem, NC 27114-6043

Please return after recording to: Commercial Lending, Allegacy Federal Credit Union, P O Box 26043, Winston-Salem, NC 27114-6043

Prepared by Nicholas J. Overby

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is March 23, 2023. The parties and their addresses are:

GRANTOR:

N&N PROPERTIES OF THE TRIAD, INC.

A North Carolina Corporation
505 Holly Ridge Drive
Winston Salem, NC 27105

TRUSTEE:

TIMOTHY MOORE

P.O. Box 26043
Winston-Salem, NC 27114

LENDER:

ALLEGACY FEDERAL CREDIT UNION

Organized and existing under the laws of the United States of America
P O Box 26043
Winston Salem, NC 27114-6043

1. BACKGROUND. Grantor and Lender entered into a security instrument dated February 19, 2020 and recorded on February 24, 2020 (Security Instrument). The Security Instrument was recorded in the records of Forsyth County, North Carolina at the deed of trust recorded in Forsyth county on 2/20/2020 in book 3508 at page 3909-3920 located at 3620, 3624, and 3630 Yarbrough Avenue, Winston Salem, NC 27106 and covered the following described Property:

See Attached Exhibit A

The property is located in Forsyth County at 3620, 3624, And 3630 Yarbrough Avenue, Winston-Salem, North Carolina 27106.

N&N Properties Of The Triad, Inc.
North Carolina Real Estate Modification
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Initials *red*
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submitted electronically by "Browder, Overby, Michaud & May, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The Security Instrument is modified as follows:

A. Secured Debt. The secured debt provision of the Security Instrument is modified to read:

(1) Secured Debts and Future Advances. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

(a) Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 2430001739, dated February 19, 2020, from Grantor to Lender, with a modified maximum credit limit of \$300,000.00 and maturing on March 19, 2026.

(b) Future Advances. All future loan obligations or advances made by Lender under the promissory note, and all other sums from time to time owing to Lender by Grantor under any documents relating to the Secured Debts, including the promissory note. The time period within which such future obligations or advances are to be made is the period between the date hereof and the date thirty (30) years from the date hereof. This Deed of Trust is intended to comply with the provisions of Article 7, Chapter 45 NCGS.

(c) Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

3. WARRANTY OF TITLE. Grantor warrants that Grantor continues to be lawfully seized of the estate conveyed by the Security Instrument and has the right to irrevocably grant, convey and sell the Property to Trustee, in trust, with power of sale. Grantor also warrants that the Property is unencumbered, except for encumbrances of record.

4. CONTINUATION OF TERMS. Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

SIGNATURES. By signing under seal, Grantor agrees to the terms and covenants contained in this Modification. Grantor also acknowledges receipt of a copy of this Modification.

GRANTOR:

N&N Properties Of The Triad, Inc.

By Norman C Noah President (Seal)
Norman C Noah, President

Date 3/24/2023

By Leann L. Noah Vice President (Seal)
Leann L. Noah, Vice President

Date 3/24/2023

LENDER:

Allegacy Federal Credit Union

By *H. Keoleian* (Seal)
 Greg Keoleian, Senior Banking Officer

Date 3-22-23

ACKNOWLEDGMENT.

State NC OF Stokes County OF Stokes ss.

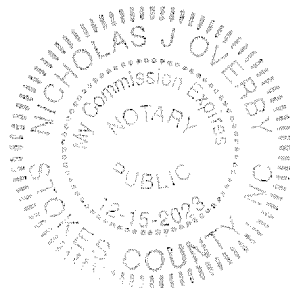
I Nicholas J. Overby, certify that Norman C Noah and Leann L. Noah, who is/are known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally came before me this day and acknowledged that he/she/they is/are President and Vice President of N&N Properties Of The Triad, Inc. (Name of Business or Entity), a corporation, and that he/she/they, as President and Vice President, being authorized to do so, voluntarily executed the foregoing instrument for the purpose stated therein on behalf of the corporation.

WITNESS my hand and official seal, this the 23 day of March, 2023.

My commission expires:

12-15-2023

Nicholas J. Overby
 (Notary Public)



(Lender Acknowledgment)

State OF NC, County OF Davie ss.

I Greg Keoleian, certify that Greg Keoleian, who is/are known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally came before me this day and acknowledged that he/she/they is/are Senior Banking Officer of Allegacy Federal Credit Union (Name of Business or Entity), a corporation, and that he/she/they, as Senior Banking Officer, being authorized to do so, voluntarily executed the foregoing instrument for the purpose stated therein on behalf of the Corporation.

WITNESS my hand and official seal, this the 22 day of March, 2023.

My commission expires:

Kimberley Robertson
(Notary Public)

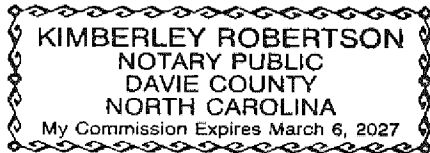


EXHIBIT A

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PARCEL ONE:

BEGINNING at an iron stake in the southwestern right of way line of East Yarbrough Avenue, said iron stake being the common corner of Lots 22 and 23 in said right of way line as shown on the Map of Oldtown Heights, Section 6 recorded in PB 17, PG 173 in the Office of the Register of Deeds of Forsyth County, NC, thence from said point of Beginning and with the common line of Lots 22 and 3 South 37 degrees 21 minutes West 168 feet to an iron stake; thence the two new courses and distances North 52 degrees 39 minutes West 109.42 feet to an iron in a parking lot; thence North 37 degrees 21 minutes East 168 feet to a point in the southeastern right of way line of East Yarbrough Avenue; thence with said right of way line South 52 degrees 39 minutes East 109.42 feet to an iron stake, the point and place of BEGINNING. Being a part of Lots 21 and 22 as shown on the Map of Oldtown Heights, Section 6, recorded in PB 17, PG 173 in the Office of the Register of Deeds of Forsyth County, NC. Said description is in accordance with a survey made by Harris B. Gupton, Registered Engineer, dated August 29, 1972, and being shown thereon as Lot A.

For informational purposes only: 3620 Yarbrough Ave., Winston Salem, NC 27106.

PARCEL TWO:

BEGINNING at an existing iron pipe located South 79 degrees 27 minutes 57 seconds East 1.23 feet of a tall bent existing iron pipe, with said iron pipe being the northwest corner of that property owned by Minnie B. Shouse as described in DB 814, PG 289 of the Forsyth County Register of Deeds; continuing thence North 02 degrees 04 minutes 48 seconds East 91.64 feet along the eastern line of that property owned by Old Town Civic Club, Inc. as described in DB 707, PG 220 of the Forsyth County Register of Deeds to an iron pipe set; North 61 degrees 15 minutes 56 seconds West 1.34 feet of an existing iron pipe; continuing thence North 52 degrees 37 minutes 37 seconds West 53.98 feet to an existing iron pipe West 8.80 feet of an existing iron pipe, said iron pipe being the southeast corner of that property owned by St. Amands Apts., LLC as described in DB 1919, PG 2104 of the Forsyth County Register of Deeds; continuing thence North 37 degrees 18 minutes 24 seconds East 260.01 feet to an existing iron pipe, said iron pipe being the northeast corner of that property Owned by S. Amands Apts., LLC; continuing thence South 52 degrees 36 minutes 03 seconds East 99.42 feet along the southern right of way line of Yarbrough Avenue to a mag nail set, said mag nail being the northwest corner of the property owned by Dave D. Sharma and wife, Vimla Shanna as described in DB 1377, PG 844 of the Forsyth County Register of Deeds; continuing thence South 37 degrees 23 minutes 57 seconds West 168.00 feet to a mag nail set, said mag nail set being in a southwest corner of that property owned by Dave D. Shanna and wife, Vimla Shanna; continuing thence South 52 degrees 25 minutes 50 seconds East 109.48 feet to an existing iron pipe, said iron pipe being on the western line of that property owned by Jeanella J. Clayton as described in DB 2075, PG 2225 of the Forsyth County Register of Deeds; continuing thence South 37 degrees 08 minutes 06 seconds West 85.38 feet along the western line of that property owned by Jeanelle J. Clayton to an existing rebar located North 71 degrees 17 minutes 01 seconds West 1.30 feet of an existing iron pipe deep, said rebar being the southwest corner of that property owned by Jeanette J. Clayton; continuing thence South 88 degrees 54 minutes 00 second West 130.22 feet to an existing iron pipe located South 79 degrees 27 minutes 57 seconds East 1.23 feet of a

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tall bent existing iron pipe, said iron pipe being the point of BEGINNING. Being a part of Lots 20, 21 and 22 as shown on the plat of Oldtown Heights, Section 6 as recorded in PB 17, PG 173 of the Forsyth County Register of Deeds.

This legal description describes that 0/9491 acre tract surveyed for Norman C. Noah, Jr. and wife, Leann L. Noah by David J. O'Brien dated July 22, 1999.

For information purposes only: 3624 & 3630 Yarbrough Avenue, Winston Salem, NC 27106.