

STERN
PICK UP

GUILFORD COUNTY

JUL 27, 92

71.00 TRAN 12



Real Estate
Excise Tax

Excise Tax 71.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of , 19
by

Mail after recording to

This instrument was prepared by John T. Higgins, Jr./ STERN, GRAHAM & KLEPFER

Brief description for the Index

CROUSE ROAD

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24 day of July, 19 92, by and between

GRANTOR

GRANTEE

GRANTOR SHALL BE COMPRISED OF THOSE PARTIES ENUMERATED ON SCHEDULE "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

GUILFORD COUNTY and FORSYTH COUNTY, political subdivisions of the State of North Carolina as tenants in common, each owning a 1/2 undivided interest

200 W. Market St.
Greensboro, NC 27401

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Deep River Township

Guilford County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

By the execution of this Deed, Roger P. Swisher, James L. Swisher, and Melvin L. Swisher represent and affirm that the parties listed on Exhibit "B" attached hereto are all of the parties necessary to convey good and marketable fee title to the property described in Exhibit "A". Furthermore, Roger P. Swisher and Melvin L. Swisher represent that there are sufficient funds in the estate of Grady P. Swisher to pay all inheritance and estate taxes incurred thereby and they do hereby promise and affirm to indemnify and hold harmless the Grantee herein from any costs or expenses associated with such inheritance or estate taxes.

North Carolina - Guilford County

The certificate (s) of

Hilda G. Brown

603597 J

07/27/92

1 DEEDS 603597 5.00

RECORDED
KATHERINE LEE PAYNE
REGISTER OF DEEDS
GUILFORD COUNTY, NC

4 DEEDS ADDN PAGE(S) 8.00
1 PROBATE FEE 1.00

A Notary (Notaries) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time shown herein.

KATHERINE LEE PAYNE, REGISTER OF DEEDS
Patricia Summers
Assistant/Deputy Register of Deeds

BOOK: 3983
PAGE(S): 0824 TO 0828

1 EXCISE TAX STAMP 71.00

07/27/1992 15:56:49

000824

The property hereinabove described was acquired by Grantor by instrument recorded in _____

A map showing the above described property is recorded in Plat Book _____ page _____

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

This conveyance is subject to all easements, rights of way and restrictions of record and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)
By:
..... President
ATTEST:
.....
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

Roger P. Swisher (SEAL)
Roger P. Swisher, Individually, Co-Executor
and Co-Trustee
Faith Neugent Swisher (SEAL)
Faith Neugent Swisher
James L. Swisher (SEAL)
James L. Swisher, Co-Trustee, Individually
Barbara S. Swisher (SEAL)
Barbara S. Swisher
Melvin L. Swisher (SEAL)
Melvin L. Swisher, Individually and
Co-Executor
Patricia Teague Swisher (SEAL)
Patricia Teague Swisher

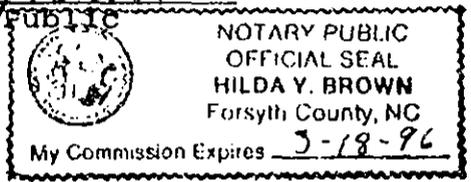
000825

STATE OF NORTH CAROLINA, Forsyth COUNTY
I, a Notary Public for the County and State aforesaid do hereby certify that Roger P. Swisher, individually, and as Co-Executor, and as Co-Trustee personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 24 day of July, 1992.

My commission expires: 3-18-96

Hilda Y. Brown
Notary Public

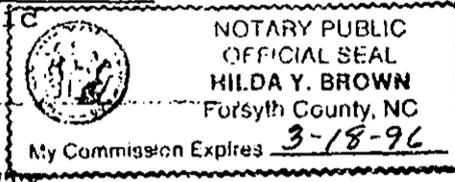


STATE OF NORTH CAROLINA, Forsyth COUNTY
I, a Notary Public for the County and State aforesaid do hereby certify that Faith Neugent Swisher personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 24 day of July, 1992.

My commission expires: 3-18-96

Hilda Y. Brown
Notary Public

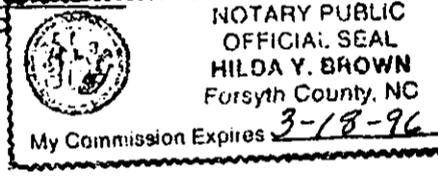


STATE OF NORTH CAROLINA, Forsyth COUNTY
I, a Notary Public for the County and State aforesaid do hereby certify that James L. Swisher, individually, and as Co-Trustee personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 24 day of July, 1992.

My commission expires: 3-18-96

Hilda Y. Brown
Notary Public

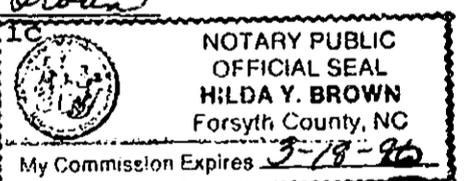


STATE OF NORTH CAROLINA, Forsyth COUNTY
I, a Notary Public for the County and State aforesaid do hereby certify that Barbara S. Swisher personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 24 day of July, 1992.

My commission expires: 3-18-96

Hilda Y. Brown
Notary Public

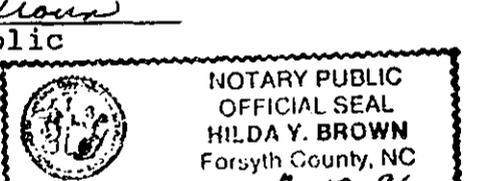


STATE OF NORTH CAROLINA, Forsyth COUNTY
I, a Notary Public for the County and State aforesaid do hereby certify that Melvin L. Swisher, individually, and as Co-Executor personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 24 day of July, 1992.

My commission expires: 3-18-96

Hilda Y. Brown
Notary Public

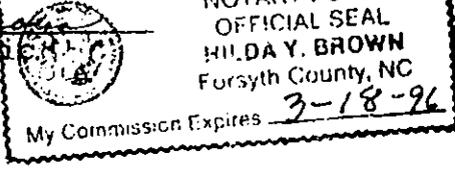


STATE OF NORTH CAROLINA, Forsyth COUNTY
I, a Notary Public for the County and State aforesaid do hereby certify that Patricia Teague Swisher appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 24 day of July, 1992.

My commission expires: 3-18-96

Hilda Y. Brown
Notary Public



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EXHIBIT A
0.874 ACRES - GRADY P. SWISHER

BEGINNING at an existing iron pipe the same located on the Western boundary of the parcel formerly owned by Mark Edwards Allen and Carolyn M. Edwards as described in Deed Book 3924, Page 1291 of the Guilford County Registry, said point of BEGINNING also being located at the Northeastern corner of the tract belonging to Rufus W. Scott and Dorothy H. Scott as described in Deed Book 3532, Page 1203 of the Guilford County Registry; thence running along the Northern boundary of said Scott's tract North 89 degrees 02 minutes 42 seconds West 249.71 feet to an existing iron pipe located North 01 degree 27 minutes 11 seconds West 2,632.96 feet from the intersection of the center line for the right-of-way for U.S. Highway 421 and the center line of the right-of-way for Pratt Street; thence running North with the Eastern boundary of Crouse Road (the right-of-way of which varies) North 00 degrees 56 minutes 46 seconds East 150.59 feet to an iron pipe located at the Southwest corner of the tract of Charles I. Cook and Janice D. Cook as described in Deed Book 3448, Page 600 of the Guilford County Registry; thence running along the Southern boundary of the said Cook tract South 88 degrees 53 minutes 57 seconds East 256.86 feet to an existing iron stake on the Western boundary of the above-referenced tract of Mark Edwards Allen and Carolyn M. Edwards; thence along the Western boundary of said tract South 03 degrees 40 minutes 22 seconds West 150.11 feet to an existing iron pipe at the point and place of BEGINNING, all according to a survey prepared by Murphy Yelle Associates entitled "Triad Park Acquisition From Grady P. Swisher" dated April 21, 1992.

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SCHEDULE "B"

Each of the following persons executes this Deed as Grantor in the capacity as indicated:

- (1) Roger P. Swisher, individually, and as Co-Executor of the Estate of Grady P. Swisher, and as Co-Trustee of the Trust for Stella W. Swisher established by the will of Grady P. Swisher, and as Co-Trustee of the Trust for Margaret Joann S. Pegram established by the will of Grady P. Swisher;
- (2) Faith Neugent Swisher, as wife of Roger P. Swisher;
- (3) James L. Swisher, individually, and as Co-Trustee of the Trust for Stella W. Swisher established by the will of Grady P. Swisher, and as Co-Trustee of the Trust for Margaret Joann S. Pegram established by the will of Grady P. Swisher;
- (4) Barbara S. Swisher, as wife of James L. Swisher;
- (5) Melvin L. Swisher, individually, and as Co-Executor of the Estate of Grady P. Swisher;
- (6) Patricia Teague Swisher, as wife of Melvin L. Swisher;

Grady P. Swisher died on May 24, 1990. His estate is being administered in Forsyth County, North Carolina in the Office of the Clerk for Superior Court, Estate File #90-E-862. A true copy of the Last Will and Testament of Grady P. Swisher, dated July 10, 1975, is on file in the Office of the Clerk for Superior Court of Guilford County, North Carolina, Estate File # 90-E-862.

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