

048801
STATE OF
NORTH CAROLINA
DEC 31 '86
Real Estate
Excise Tax
120.00
P.B. 10749

845
Filed and recorded in the Register of Deeds Office for
Henderson County, N. C. this 31 day of Dec, 1986
at 445 o'clock, P.M. in Book 690 at page 845
Register of Deeds

Excise Tax \$120.00

Recording Time, Book and Page

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

Mail after recording to Randolph C. Romeo

This instrument was prepared by Randolph C. Romeo

Brief description for the Index

Staton Building

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of December, 1986, by and between

GRANTOR

WACHOVIA BANK AND TRUST COMPANY, N.A., TRUSTEE,
and, EDITH ELMO T. STATON, (Widow), Individually,
and BARBARA S. JOHNSON, Individually

GRANTEE

STATON RENTAL, INC., A
NORTH CAROLINA CORPORATION

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 Hendersonville, Hendersonville Township,

Henderson County, North Carolina and more particularly described as follows:
LYING and being in the City of Hendersonville and beginning on a stake at the point where the north margin of Fourth Avenue West intersects with the east margin of Church Street; and running thence with the east margin of Church Street, North 11 deg. West 109 feet to a stake; J.W. Jackson's southwest corner and the northern margin of an alley; thence with the line of said Jackson and the northern margin of the alley, North 79 deg. East 113.1 feet to the centerline of a brick wall, which said wall is the southern wall of a room occupied by the Carolina Gas Company as a storage room and the east end of the alley; thence with the center line of said wall, continuing same course, 36.9 feet to a stake in the west margin of Jackson Alley; thence with the west margin of Jackson Alley, South 11 deg. East 109 feet to a point where the west margin of Jackson Alley intersects with the northern margin of Fourth Avenue West; thence with the northern margin of Fourth Avenue West, South 79 deg. West 150 feet to the point of BEGINNING.

AND BEING that property described in Deed Book 229, Page 221 of the Henderson County Registry, and including any interest conveyed in Deed Book 227, Page 411, of the Henderson County Registry, a Deed Book 406, Page 141, of the Henderson County Registry.

SUBJECT TO AND EXCEPTING any easements, rights of ways, restrictions and adverse conveyances of record in the Henderson County Registry.

Wachovia Bank and Trust Company, N.A., is the Trustee under that Trust Agreement dated the 17th day of October, 1985, wherein Edith Elmo T. Staton is the Grantor, and Edith Elmo T. Staton and Barbara Staton Johnson are the sole beneficiaries of said Trust. Wachovia Bank and Trust Company, N.A., hereby executes this Deed solely in its capacity as trustee, and Edith Elmo T. Staton and Barbara Staton Johnson hereby execute this Deed to convey any interest, whether present or contingent, which they may have in the above-described property.

846

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:

Subject to the Deed of Trust recorded at Deed of Trust Book 413, Page 774, Henderson County Registry.

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.

WACHOVIA BANK AND TRUST COMPANY, N.A. -Trustee
(Corporate Name)

By: J.M. [Signature]
Vice President

ATTEST: [Signature]
Assistant Secretary (Corporate Seal)

USE BLACK INK ONLY

Edith Elmo T. Staton (SEAL)
EDITH ELMO T. STATON

Barbara S. Johnson (SEAL)
BARBARA S. JOHNSON

(SEAL)

NORTH CAROLINA, Henderson County.

I, a Notary Public of the County and State aforesaid, certify that EDITH ELMO T. STATON and BARBARA S. JOHNSON Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 31st day of December, 1986.

My commission expires: 7-14-91 Ruth Good Notary Public

NORTH CAROLINA, Buncombe County.

I, a Notary Public of the County and State aforesaid, certify that T. Cecil Talent personally came before me this day and acknowledged that he is Assistant Secretary of Wachovia Bank and Trust Company, N.A., as Trustee a North Carolina 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 HIMSELF as its Assistant Secretary. Witness my hand and official stamp or seal, this 31 day of DECEMBER, 1986.

My commission expires: 3-14-88 Theresa A. Barnwell Notary Public

The foregoing Certificate(s) of Ruth Good & Theresa A. Barnwell

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

[Signature] REGISTER OF DEEDS FOR Henderson COUNTY
By Deputy/Assistant - Register of Deeds