

Welford L. Coutts  
7727 Whitehorse Dr.  
Clemmons, NC  
27012

Drafted by: *John P. Henderson*

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STATE OF NORTH CAROLINA )  
COUNTY OF FORSYTH )

SUBSTITUTE TRUSTEE'S DEED

THIS DEED, made this 15<sup>th</sup> day of October, 1986, by and between R. BRANDT DEAL, Substitute Trustee in the Deed of Trust hereinafter mentioned, of Forsyth County, North Carolina, (hereinafter referred to as "Grantor"), and WELFORD L. COUTTS, JR., AND WIFE, PATRICIA S. COUTTS, (hereinafter referred to as "Grantee");

W I T N E S S E T H :

WHEREAS, on the 31st day of December, 1985, Ronald C. Herb and wife, Claudia N. Herb, executed and delivered unto Thomas H. Helms, as Trustee, a certain Deed of Trust which is duly recorded in the Office of the Register of Deeds for Forsyth County, North Carolina in Book 1521, at Page 1138, to which reference is hereby made; and

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust and Grantor having been substituted as Trustee, as set forth in Book 1557, at Page 790, of the Forsyth County Public Registry, due demand was made on the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust that he foreclose the said Deed of Trust and sell the property under the terms thereof; and

BOOK 1569<sup>1</sup> P 526

Drafted by: *John P. Helms*

Maid: Welford L. Coutts  
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BOOK 1569 P 526



WHEREAS, under and by virtue of the power and authority in him vested by said Deed of Trust and according to the terms and the stipulations of the same, and having instituted a special proceeding before the Clerk of Superior Court of Forsyth County, entitled "86-SP-346", and after due advertisement as in said Deed of Trust provided and as by law required, and due and timely notice having been given to the parties to said special proceeding, and a proper hearing having been conducted on August 22, 1986, whereupon the Clerk of Superior Court of Forsyth County, North Carolina authorized Grantor to proceed under said Deed of Trust and sell the real property as hereinbelow described, Grantor, at 12:00 o'clock noon on September 19, 1986, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to prior liens, restrictions, easements, conveyances and releases, for sale at public auction at the Forsyth County Courthouse steps in Winston-Salem, North Carolina, when and where Welford L. Coutts, Jr., became the last and highest bidder for said land at the price of \$36,000.00; and

WHEREAS, Grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as by law required, and thereafter said sale remained open ten days and no advance bid was placed therein in the time allowed by law; and

WHEREAS, said purchase price has now been fully paid; and

WHEREAS, Grantor has filed with the said Clerk, a Final Report and Account showing all receipts and disbursements of Grantor, and said Clerk has audited and approved the said Final Report and Account;

NOW, THEREFORE, in consideration of the premises and the payment of said purchase price by Grantee, the receipt of which is hereby acknowledged, and pursuant to the authority vested in him by the terms of the said Deed of Trust, Grantor does hereby bargain, sell, grant and convey unto Grantee and its successors and assigns, all that certain lot or parcel of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 9A of the C.F. Nisson Property, as shown on Map recorded in Plat Book 3, page 11, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. (Being also known as Lot No. 9A, in Block 1806, Winston Township, on the Forsyth County Tax Map).

Property Address: 2003 Hoover Street, Winston-Salem, N.C.

and

Lying and being in Winston Township, Forsyth County, North Carolina, and BEING KNOWN and designated as Lot 24, as shown on the Map of Forest Park Terrace, as recorded in Plat Book 14, Page 10, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description. For further reference see Deed Book 606, Page 102.

Property Address: 1433 Verdum Street, Winston-Salem, N.C.

TO HAVE AND TO HOLD the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantee, its successors and assigns, forever, in as full

and ample manner, as Grantor, Substitute Trustee, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, Grantor, Substitute Trustee of the aforesaid Deed of Trust, has hereunto set his hand and affixed his seal the day and year first above written.

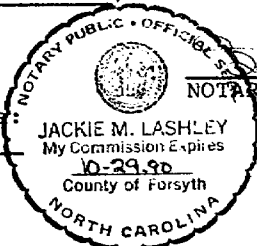
R Brandt Deal (SEAL)  
R. BRANDT DEAL, Substitute Trustee

STATE OF NORTH CAROLINA - FORSYTH COUNTY:

I, Jackie M. Lashley, a Notary Public of Forsyth County, North Carolina do hereby certify that R. Brandt Deal, Substitute Trustee, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

WITNESS my hand and notarial seal or stamp this the 15 day of October, 1986.

My Commission Expires:



Jackie M. Lashley  
NOTARY PUBLIC

STATE OF NORTH CAROLINA - FORSYTH COUNTY:

Forsyth Co. NC The foregoing (~~or annexed~~) certificate of Jackie M. Lashley, NP is certified to be correct. This the 15th day of October, 1986.

L. E. Speas, Register of Deeds  
REGISTER OF DEEDS

BY: [Signature]  
Deputy Assistant

STAMPS \$ 36.00

Probate and Filing Fee \$ 9.50 paid.

OCT 15 12 54 PM '86

L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CTY. N.C.

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