

BK1719 P0645

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Drafted by: D. Barrett Burge, Esquire

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Return to: C. W. Myers Trading Post, Inc.
2718 North Liberty Street, Winston-Salem, NC 27105

STATE OF NORTH CAROLINA)

COUNTY OF FORSYTH)

SUBSTITUTE TRUSTEE'S DEED

THIS DEED, made this 27 day of June, 1991, by and between D. Barrett Burge, Substitute Trustee in the Deed of Trust hereinafter mentioned, of Forsyth County, North Carolina (hereinafter referred to as "Grantor"), and C. W. Myers Trading Post, Inc., a North Carolina corporation, (hereinafter referred to as "Grantee");

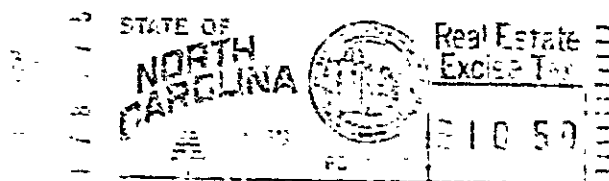
W I T N E S S E T H:

WHEREAS, on the 3rd day of July, 1985, JDL Castle Corporation executed and delivered unto Joseph L. Carlton 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 1499 at Page 1086 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 1710 at Page 2862 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

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 91-SP-212, 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 April 11, 1991, 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 10:15 a.m. on May 7, 1991, 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 C. W. Myers Trading Post, Inc. became the last and highest bidder for said land at the price of \$10,268.00; and

WHEREAS, Grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as by law required, and thereafter



BK1719 P0646

said sale remained open ten days and no advance bid was placed thereon in the time allowed by law; and

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

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:

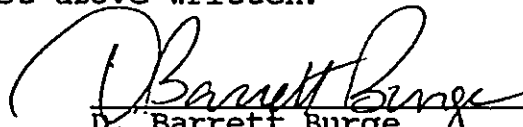
BEGINNING at an iron stake in the North line of Dunbar Street; running thence Northwardly 150 feet to an iron stake; thence Westwardly 50 feet to an iron stake, thence Southwardly 150 feet to an iron stake in the North line of Dunbar Street; thence Eastwardly along the North line of Dunbar Street 50 feet to the place of BEGINNING and being known and designated as Lot No. 214 as shown on the Map of Fourteenth Street Development Company as recorded in Plat Book 2, Page 32-A, Register of Deeds Office of Forsyth County, North Carolina. Also see deed from Fourteenth Street Development Company to Frank P. Hairston and wife, Essie Hairston recorded in Book of Deeds 249 on Page 234, Register of Deeds Office of Forsyth County, North Carolina.

For back title see deed from Frank P. Hairston (Widower) to Smithdeal Realty & Insurance Company recorded in Book of Deeds 296 on Page 15, Register of Deeds Office of Forsyth County, North Carolina.

Street Address: 2329 Dunbar Street

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.

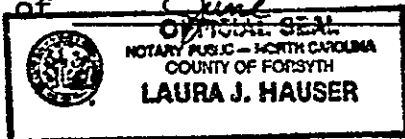
 (SEAL)
D. Barrett Burge
Substitute Trustee

BK1719 P0647

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, Laura J. Hauser, a Notary Public for said County and State, do hereby certify that D. Barrett Burge, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing for the purposes and uses therein set forth.

WITNESS MY HAND AND NOTARIAL SEAL OR STAMP on this the 27 day of June, 1991.



Laura J. Hauser
Notary Public

My Commission Expires: 1-27-96

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STATE OF NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate of Laura J. Hauser, Notary Public of Forsyth County, North Carolina, is certified to be correct. This the 28 day of June, 1991.

L. E. Speas, Register of Deeds

BY: Deborah Kiddle
Deputy/Assistant

Probate and Filing Fee \$ 10.00 paid

PRESENTED FOR
REGISTRATION
AND RECORDED

'91 JUN 28 P2:26

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

Just

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