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\$47.00 ✓

Real Estate  
Excise Tax

Drafted by: D. Barrett Burge, Esquire

Return to: C. W. Myers Trading Post, Inc., 2718 N. Liberty Street,  
Winston-Salem, NC 27105STATE OF NORTH CAROLINA )  
COUNTY OF FORSYTH )SUBSTITUTE TRUSTEE'S DEED

THIS DEED, made this 5 day of August, 1992, 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 27th day of August, 1985, Bertram V. Dupree and wife, Patricia L. Dupree, executed and delivered unto J. 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 1503 at Page 639, 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 2892 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-237, 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 12, 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 10:00 A.M. on May 15, 1992, 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 \$23,414.60; and

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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 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 south line of 16th Street, formerly Ledgerwood Street, said stake being located at the northwest corner of the property of M. W. Nash, Trustee; running thence with the south line of 16th Street westwardly 50 feet, more or less, to an iron stake, the northeast corner of the property of G. O. Holmes, et ux; thence with Holmes' east line, and on a line parallel to the west line of White Street, southwardly 140 feet to an iron stake in the north line of an alley; thence with the north line of the alley eastwardly 50 feet, more or less, to an iron stake, the southwest corner of the property of M. W. Nash, Trustee; thence with the Nash west line, and on a line parallel with the west line of White Street, northwardly 140 feet to the BEGINNING; BEING sometimes designated as Lot No. 17 in Block 231 on the Forsyth County Tax Map; BEING the western portion of property conveyed to J. S. Teague by Deed recorded in Book 123, Page 296 in the Office of the Register of Deeds of Forsyth County, North Carolina

Block 231, Lot 17; 424 N. E. 16th Street, Winston-Salem, North Carolina

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

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STATE OF NORTH CAROLINA )

COUNTY OF FORSYTH )

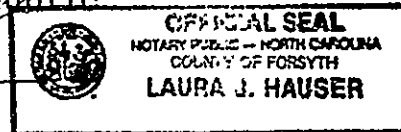
I, Laura J. Hauser, a Notary Public for said County and State, do hereby certify that D. Barrett Burge, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing for the purposes and uses therein set forth.

WITNESS MY HAND AND NOTARIAL SEAL OR STAMP on this the 5 day of August, 1992.

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 5 day of Aug, 1992.

L. E. Speas, Register of Deeds

BY: Jessie Golden  
Deputy/Assistant

Probate and Filing Fee \$ \_\_\_\_\_ paid

~~141752~~

PRESENTED FOR  
REGISTRATION  
AND RECORDED

'92 AUG -5 AM 11:17

\$10.00  
JESSE  
GOLDEN

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