

FORSYTH CO, NC 126 FEE: \$ 12.00
PRESENTED & RECORDED: 07/27/1999 2:29PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
GOVERNMENT
BK2078 P3340 - P3342

DRAWN BY:
JEANNE S. WINE, ATTORNEY
251 N. MAIN STREET
WINSTON-SALEM, NC 27155

VA Form 16-88, (CG) Rev 1998
Section 3720, Title 38, U.S.C.

18-18-4-0018048

STATE OF NORTH CAROLINA

FORSYTH County.

This Deed, made this 23rd day of July, 1999, by and between Togo D. West, Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, District of Columbia 20420, acting herein by the M.D. PARKER hereinafter called Grantor, and LOAN GUARANTY OFFICER

WANDA ROBERTSON and EMEIKIO ROBERTSON

of the county of FORSYTH and State of North Carolina hereinafter called Grantee(s);

WITNESSETH, That the said Grantor, in consideration of the sum of ten dollars (\$10.00) and other valuable consideration and one (1) purchase money note in the sum of Sixty-three Thousand, Five Hundred Dollars

(\$ 63500.00), secured by a Deed of Trust recorded simultaneously herewith, the receipt of which is acknowledged, hereby grants, bargains, sells, and conveys unto the said Grantee(s), and the heirs or successors and assigns of said Grantee(s), that certain parcel of land, in FORSYTH County, State of NORTH CAROLINA, and which is described as follows:

PIN 1655

BEING THE SAME PROPERTY DESCRIBED IN ATTACHED "EXHIBIT A",

Being the same property described in a Deed, dated March 25, 1999 from Philip E. Searcy, Substitute Trustee, to the Secretary of Veterans Affairs, recorded in the Office of the Register of Deeds, FORSYTH County, North Carolina, in Book 2058, Page 3542. This property is being conveyed subject to restrictive covenants, easements and rights of way of record.

TO HAVE AND TO HOLD the hereinabove-described property and all privileges and appurtenances thereto belonging, to the said Grantee(s), and the heirs or successors and assigns of said Grantee(s), forever, in fee simple. Grantor, for himself and his successors in such office, as such, covenants with the said Grantee(s) and the heirs or successors and assigns of said Grantee(s), that the Grantor is seized of said premises in fee, and has the right to convey such estate; that the same are free and clear and that Grantor will warrant and defend the said title to the same against the lawful claims of all persons claiming by, through or under Grantor

IN WITNESS WHEREOF, Grantor, on the day and year first above written, has caused this instrument to be signed and sealed in his name and on his behalf by the undersigned LOAN GUARANTY OFFICER, being thereunto duly appointed, qualified and acting pursuant to Sections 512 and 3720 of Title 38, U.S.C., and Section 36.4342 of the Regulations pursuant thereto, as amended, and who is authorized to execute this instrument.

Togo D. West
Secretary of Veterans Affairs

*By [Signature] [SEAL]

M.D. PARKER
LOAN GUARANTY OFFICER

VA Regional Office
Winston-Salem, North Carolina
pursuant to a delegation of
authority contained in VA
Regulation (38 C.F.R. 36.4342)

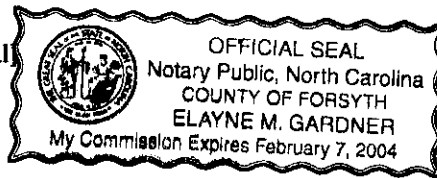
NORTH CAROLINA, FORSYTH County,

I, the undersigned notary public in and for the aforesaid county and State, do hereby certify that on this date, before me personally appeared M.D. PARKER, who being by me duly sworn, did say that he is LOAN GUARANTY OFFICER, Department of Veterans Affairs, an agency of the United States Government, that he executed the foregoing and annexed instrument for and in behalf of the above-named Secretary of Veterans Affairs, that this instrument was executed under and by virtue of authority, reference to which is contained in said instrument and said LOAN GUARANTY OFFICER, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed, for and in behalf of said Secretary of Veterans Affairs.

Witness my hand and notarial stamp the 23rd day of July, 1999.

Elayne M Gardner

[Seal]



My commission expires: 2-7-04

State of NORTH CAROLINA
County of ~~ONSLAW~~ FORSYTH

The foregoing (or annexed) Certificate of Elayne M. Gardner Notary Public in and for the County of Forsyth, NORTH CAROLINA is certified to be correct.

This 27th day of July, A.D. 1999.

[Signature]

Register of Deeds

DICKIE C. WOOD, REGISTER OF DEEDS

~~ONSLAW~~ County, NORTH CAROLINA

FORSYTH

ORIGINAL TO

FORSYTH CO., NC 215 FEE 10.00
PRESENTED & RECORDED 03/24/1999 2:45PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDGM
STATE OF NC REAL ESTATE EXTN 75.00
BK 2058 P3542 - P3543

DRAWN BY: PHILIP E. SEARCY, ESQUIRE
Wells Jenkins Lucas & Jenkins PLLC
380 Knollwood Street, Suite 610
Winston-Salem, NC 27103

NORTH CAROLINA)
FORSYTH COUNTY) **SUBSTITUTE TRUSTEE'S DEED**

THIS SUBSTITUTE TRUSTEE'S DEED, Made this 25th day of March, 1999, by PHILIP E. SEARCY, Substitute Trustee, to the Secretary of Veterans Affairs, his successors and assigns;

WITNESSETH THAT:

WHEREAS, James E. Howie, Sr. and wife, Loretta Howie, on September 28, 1989, made and executed to L. Gordon Pfefferkorn, Jr., Trustee, a Deed of Trust recorded in Book 1677 at Page 920 upon the lands hereinafter described; and **WHEREAS**, James E. Howie, Sr. and wife, Loretta Howie, failed to comply with the terms of said Deed of Trust; and **WHEREAS**, PHILIP E. SEARCY was duly appointed Substitute Trustee by an instrument recorded in Book 2043 at Page 825; and **WHEREAS**, the said PHILIP E. SEARCY, Substitute Trustee, in compliance with the terms of said Deed of Trust and pursuant to Order of Foreclosure dated February 9, 1999, and pursuant to the laws of the State of North Carolina exposed said lands at public sale to the highest bidder, after due advertisement, on the 3rd day of March, 1999, at the courthouse door in Winston-Salem, North Carolina, when and where The Pfefferkorn Company became the last and highest bidder at the sum of \$37,023.87, which bid was duly assigned by said Substitute Trustee, at the request of the noteholder and pursuant to the power set forth in said instrument appointing him to be Substitute Trustee, to the Secretary of Veterans Affairs, his successors and assigns; and **WHEREAS**, more than ten days elapsed without the filing of an upset bid;

NOW, THEREFORE, for and in consideration of the premises and the sum of \$37,023.87 in hand paid to the said PHILIP E. SEARCY, Substitute Trustee, by Secretary of Veterans Affairs, the receipt whereof is hereby acknowledged, the said PHILIP E. SEARCY, Substitute Trustee, does by these presents hereby sell and convey unto the said Secretary of Veterans Affairs, his successors and assigns, the following tract and lot of land lying in the County of Forsyth and the State of North Carolina and described as follows:

TRACT I

BEING KNOWN AND DESIGNATED as Lot No. 10A as shown on Map of a portion of Greenway Place, Winston-Salem, North Carolina, as surveyed and platted by J. E. Ellerbe, C. E., and recorded in Book of Maps 12, at Page 118, 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.

TRACT II

BEGINNING at an iron stake in the West line of Greenway Avenue 626 feet West of the North line of Seminole Street; thence, extending South 88° 20' West 149.3 feet to an iron stake; thence, North 01° 15' East 65 feet to an iron stake; thence, South 88° East 148 feet to the West line of Greenway Avenue; thence, along the West line of Greenway Avenue South 00° 30' West 55 feet to the point of BEGINNING, being Lot 10, Block D, as shown on the Map of Greenway Place, recorded in Plat Book 4, at Page 73, in the Office of the Register of Deeds of Forsyth County, North Carolina. Being the same property conveyed by Deed recorded in Deed Book 378, Page 50.