

FORSYTH CO, NC 26 FEE: \$ 12.00
 PRESENTED & RECORDED: 01/26/2000 10:12AM
 DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA

STATE OF NC REAL ESTATE EXTX: \$ 181.00
 BK2102 P3864 - P3866

Grantee's Address:

ContiMortgage Corporation
 P.O. Box 900
 Hatboro, PA 19040

Drawn by and Mail to:

Shapiro & Ingle, LLP
 301 S. McDowell Street, Suite 408
 Cameron Brown Building
 Charlotte, NC 28204-2622

Tax Code#: 1524 478

STATE OF NORTH CAROLINA

TRUSTEE'S DEED

COUNTY OF FORSYTH

Documentary Stamps \$181.00

THIS DEED, made this January 21, 2000, by and between ELIZABETH B. ELLS OR GRADY I. INGLE, Substitute Trustee per document recorded in BOOK 2092 PAGE 1825 Forsyth County Registry, for Renita O. Thompkins, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and ContiMortgage Corporation, hereinafter, whether one or more, referred to as "second party" (the singular masculine pronoun wherever hereinafter used to be construed as masculine, feminine or neuter and as singular or plural as the context may indicate or require),


WITNESSETH, THAT WHEREAS, Under date of June 30, 1997, Luis R. Colon and Betsy C. Colon executed and delivered unto Renita O. Thompkins, as trustee, a certain deed of trust which is duly recorded in the office of the Register of Deed for Forsyth County, N.C., in Book 1953, Page 3460, to which reference is hereby made; and whereas, default having occurred in payment of the indebtedness secured by said deed of trust and in the performance of the stipulation and conditions therein contained, due demand was made upon the first party by the owner and holder of the indebtedness secured by said deed of trust or part of same that he foreclose the said deed of trust and sell the property under the terms thereof and a special proceeding having been instituted on November 12, 1999 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 99SP915; and whereas, under and by virtue of the power and authority in him vested by the said deed of trust and in accordance with the terms and stipulation of same and after due advertisement as in said deed of trust provided and as by law required, the first party at 2:00 PM, on January 10, 2000, did expose the land described in said deed of trust, and hereinafter described and conveyed, to sale at public auction at the Forsyth County Courthouse door, when and where ContiMortgage Corporation became the last and highest bidder for the said land at the price of \$90,000.00 and whereas the first party duly reported said sale to the Clerk of Superior Court of said county, as by law required, and thereafter said sale remained open ten days and no advance bid was place thereon within the time allowed by law; and whereas the said Clerk duly entered an order, directing and requiring the first party to convey the said land by good and sufficient deed upon payment of the purchase price; and whereas said purchase price has been fully paid and

NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by ContiMortgage Corporation the receipt of which acknowledged, and pursuant to the authority vested in him by the terms of said deed of trust, said first party, substitute trustee as aforesaid, does hereby bargain, sell, grant and convey unto ContiMortgage Corporation all that certain lot or parcel of land, lying and being in Forsyth County State of North Carolina, and more particularly described as follows:

BEGINNING at a point in the Western right-of-way of Tise Avenue, said beginning point lying North 00 degrees 32' 04" West 14.39 feet from a point alleged to be a corner of Lot 477 in Tax Block 1524 on Forsyth County Tax Maps, and said beginning point also lying South 00 degrees 32' 04" East 301.21 feet from the Northeast corner of Lot 480 in Tax Block 1524, Forsyth County Tax Maps which is the Northeast corner of lot 480 on the Map of MONTVIEW, a plat of which is recorded in Plat Book 1, page 106, Forsyth County Registry; and from said beginning point running North 86 degrees 44' 35" West 18.83 feet to an iron, and continuing with the South line of Lot 478 and North line of Lot 477, North 86 degrees 44' 35" West 210.27 feet to an iron, the Southeast corner of Lot 438, Plat of Montview; running thence North 03 degrees 04' 14" East 300.11 feet to an iron; thence South 86 degrees 52' 01" East 210.16 feet to an iron in the Western right-of-way line of Tise Avenue; and running thence with said right-of-way line of Tise Avenue South 00 degrees 32' 04" East 301.21 feet to the point and place of BEGINNING. Containing 1.5207 Acres, and being Lots 478, 479 and 480 as shown on the Plat of the Ogburn Realty Co. Property known as MONTVIEW and recorded in Plat Book 1, page 106; and the Southwest portion of the Map showing Property of Estate of R.L. Cox - No. 2 recorded in Plat Book 11, page 4, Forsyth County Registry; and being according to a survey prepared for Jackie V. Anderson and wife, Donna B. Anderson, dated 9/17/92, as Drawing No. 92481, by Thomas A. Riccio & Associates, R.L.S. No. L-2815.

TO HAVE AND TO HOLD the said land, together with all the privileges and appurtenances thereunto belonging, unto said second party, its successors and assigns, forever, in as full and ample manner as the first party, substitute trustee, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, The said first party, substitute trustee as aforesaid, has hereunto set his hand and affixed his seal the day and year first above written.

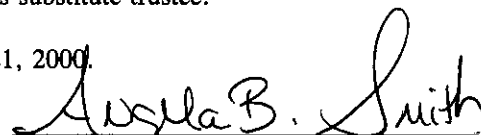
 (SEAL)
ELIZABETH B. ELLS
Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF STANLY

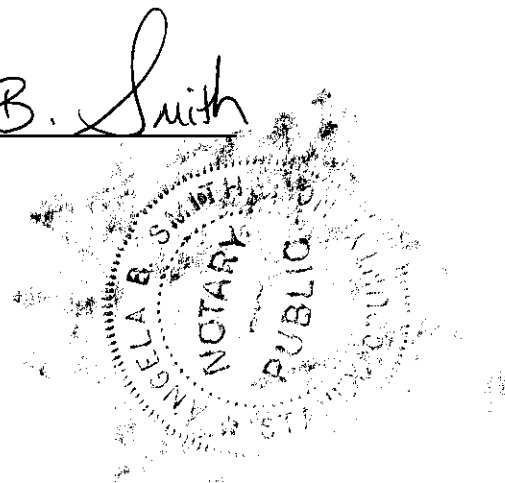
I, ANGELA B. SMITH, Notary Public in and for the State and County aforesaid, do hereby certify that ELIZABETH B. ELLS, Substitute Trustee, personally appeared before me this day and acknowledge the due execution by her of the foregoing and attached instrument as substitute trustee.

WITNESS my hand and official seal this January 21, 2000.


Notary Public

My Commission expires: 4/18/2003

99-18467



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STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Angela B. Smith, Jr NP(s)

is/are certified to be correct at the date of recording shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: Sammy J Deputy/Asst