

FORSYTH CO, NC 81 FEE: \$ 10.00
 PRESENTED & RECORDED: 05/23/2000 12:40PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: HOODVA

STATE OF NC REAL ESTATE EXT: \$ 70.00
 BK2117 P3456 - P3457

Drafted by: Thomas A. Fagerli - *Ref 26*

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

TRUSTEE'S DEED

THIS DEED, made the 18th day of May, 2000, by and between THOMAS A. FAGERLI, Trustee. (hereinafter referred to as Grantor), and DAVID Y. O'SHIELDS and wife, CHARMAINE M. O'SHIELDS (hereinafter referred to as Grantees).

WITNESSETH:

WHEREAS, DERRICK ROLLE executed and delivered to THOMAS A. FAGERLI, Trustee, for JOE E. WALKER, WANDA H. WALKER, GARY J. WALKER and JULIA A. WALKER, a Deed of Trust recorded in Book 1800, Page 1925 of the Forsyth County Registry.

WHEREAS, default having occurred in the payment of the debt secured by said Deed of Trust, and demand made on Grantor by the owner and holder of said Deed of Trust to sell the property under the terms thereof, a special proceeding was instituted in Forsyth County Court File No. 99 SP 767, due notice was given to the parties of the special proceeding and a proper hearing conducted and an order entered by the Clerk of Superior Court which authorized Grantor to proceed with foreclosure and sell the real property; and

WHEREAS, by virtue of the power and authority vested by the Deed of Trust, and the order of the court, Grantor advertised and gave proper notice of the sale as required by the Deed of Trust and North Carolina Statutes, and exposed for sale the property described in said instrument with all improvements thereon, at public auction at the Forsyth County courthouse in Winston-Salem, North Carolina, on May 2, 2000, and

WHEREAS, Grantor reported the sale to the Clerk of Court and kept the sale open until the statutory period for upset bids expired as required by law, and the highest bid of THIRTY-FIVE THOUSAND AND NO DOLLARS (\$35,000.00) was filed by DAVID Y. O'SHIELDS and wife, CHARMAINE M. O'SHIELDS and said purchase price was fully paid.

THEREFORE, in consideration of the premises and payment of said purchase price by Grantees, the receipt of which is hereby acknowledged, and pursuant to the authority vested in him by the terms of the Deed of Trust, Grantor does hereby sell, grant and convey to DAVID Y. O'SHIELDS and wife, CHARMAINE M. O'SHIELDS, the Grantees, and its heirs, administrators, successors and assigns, the property described as follows:

TRACT I - BEGINNING at a stake at the northwest intersection of 23rd Street (formerly Balsey) and Woodland Avenue (formerly Andrews Street) running thence westwardly 63 feet to a stake; thence northwardly 100 feet to a stake; thence eastwardly 61 feet to a stake in 23rd Street the place of beginning, being the southeast portion of Lots 55 and 56 as shown on the map of Fairview, recorded in the Office of the Register of Deeds of Forsyth County in Book 90, Page 589, and being the same property conveyed to Henry Schwartz by Southern Loan and Discount Company, Book 226, Page 34.

Property Address: 931 East 23rd Street Tax Block: 321 Lot: 110

TRACT II, III & IV - BEGINNING at the corner of Balsey (now 23rd Street) and Andrews Street, and running thence north along Andrews Street (now called Woodland Avenue) 100 feet to a stake; thence East 125 feet to the line of Lot 61; thence South 100 feet to the southwest corner of Lot 61; thence West along Balsey Street (now 23rd Street) 125 feet to the Beginning.

The purpose and intention of this Deed is to convey 100 x 125 feet of the land embraced in the deed from T. S. Davis and wife to J. Everett Lindsay dated November 14, 1913 and recorded in Book 129, Page 109, Office of the Register of Deeds of Forsyth County. See also Book of Deeds 142, Page 47.

And being the same land conveyed to W. M. Hendren and wife, Annie R. Hendren by W. G. Jerome and wife, Elizabeth P. Jerome, dated February 21, 1918 and recorded in Book of Deeds No. 158, Page 243, the grantors herein Carrie Hendren Smith and Elizabeth Hendren Long being the only heirs at law of W. M. Hendren and wife, Annie R. Hendren.

Property Address: 1101 East 23rd Street, 105 East 23rd Street, 1107 East 23rd Street
Tax Block: 0326 Lot: 202

TO HAVE AND TO HOLD said land, together with all privileges and appurtenances thereunto belonging, unto the Grantees, its heirs, administrators, successors and assigns forever, in as full and ample manner as a Trustee is Authorized and empowered to convey.

IN WITNESS WHEREOF, Grantor, as Trustee, hereunto sets his hand and seal this the day and year first above written.

Thomas A. Fagerli (SEAL)
Trustee

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Melanie H. Saramaha, a Notary Public for the aforesaid county and state, do certify that THOMAS A. FAGERLI, Trustee and Grantor herein, personally came before me and acknowledged execution of the above Trustee Deed for the purposes therein expressed.

Witness my hand and official seal, this 18th day of May

My commission expires: 8/22/2000 Melanie H. Saramaha Notary Public



STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

The foregoing certificate of Melanie A. Saramaha, N.P. is certified to be correct. This Trustee Deed was presented for registration and recorded in Book _____, Page _____ this 23rd day of May, 2000, at _____ m.

DICKIE C. WOOD, REGISTER OF DEEDS
REGISTER OF DEEDS

By: [Signature]
Deputy Assistant Register of Deeds