

THIS INSTRUMENT PREPARED BY & RETURN TO:
Lawrence S. Maitin
Morris, Schneider & Prior, LLC
7330 Chapel Hill Road, Suite 104
Raleigh, NC 27607

FORSYTH CO, NC **49** FEE: \$ 10.00
PRESENTED & RECORDED: 09/13/2000 10:53AM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIAM
STATE OF NC REAL ESTATE EXTX: \$ **49.00**
BK2133 P3767 - P3768

Law

Tax Parcel No.: 1837-325
Excise Tax: \$49.00

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

SUBSTITUTE TRUSTEE'S DEED

THIS SUBSTITUTE TRUSTEE'S DEED, made this 1st day of September, 2000, by and between **Lawrence S. Maitin**, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and **Aurora Loan Services**, whose address is 601 5th Avenue, Scottsbluff, NE 69361, ("Grantee");

WITNESSETH:

WHEREAS, Cynthia G. Douthit and Thomie Douthit, executed and delivered a Deed of Trust dated July 27, 1999, and recorded in Book 2078 at Page 3749 of the Forsyth County Public Registry, to First Amercian Title Insurance Company, Trustee; and

WHEREAS, Aurora Loan Services is the owner and holder of the indebtedness secured by said Deed of Trust; 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 2119 at Page 3333 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 "00 SP 517", 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 of said special proceeding, and a proper hearing having been conducted on July 18, 2000, 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 1:30 PM, on August 17, 2000, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to any and all superior liens, including without limitation, the lien of unpaid taxes and assessments, easements, conditions, restrictions and matters of record, for sale at public auction at the Forsyth County Courthouse door in Winston-Salem, North Carolina, when and where Aurora Loan Services became the last and highest bidder for said land at the price of \$24,288.02; and

WHEREAS, Grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as required by law, and thereafter said sale remained open ten days, and no increased bid has been filed within the time allowed by law;

NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt and sufficiency 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 their successors and assigns, all that certain lot or parcel of land lying and being in the City of Winston-Salem, County of Forsyth, State of North Carolina, and being more particularly described as follows:

Being all of Lot(s) 312 and 325, Fourteenth Street Developement Company Subdivision, recorded in Map Book(s) 2m, Page 32-A, Forsyth County, North Carolina.

Said property is commonly known as 1633 Emerald Street, Winston-Salem, NC 27105.

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 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.

Lawrence S. Maitin (SEAL)
Lawrence S. Maitin, Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF WAKE

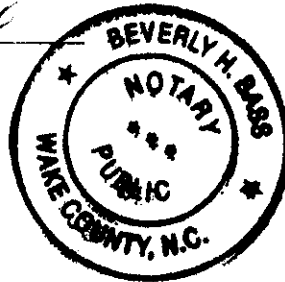
I, Beverly H. Bass, a Notary Public of the county and State aforesaid, certify **Lawrence S. Maitin**, Substitute Trustee, personally appeared before me this day and acknowledged the due execution by him of the foregoing attached instrument as Substitute Trustee.

WITNESS my hand and notarial stamp or seal this 15th day of September, 2000.

Beverly H. Bass
Notary Public

My Commission Expires: 10-11-2004

NOTARY SEAL



STATE OF NC - FORSYTH CO The foregoing certificate(s) of:

Beverly H. Bass NP(s)

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

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