

Please return to: Sam C. Ogburn, Jr., P.O. Box 5508, Winston-Salem, NC 27113

TAX PARCEL ID: 1610 205

This instrument prepared by H. Terry Hutchens

REVENUE: \$95.00

NORTH CAROLINA

TRUSTEE'S DEED

FORSYTH COUNTY

FORSYTH CO, NC **436** FEE: \$ 10.00
PRESENTED & RECORDED: 06/29/2001 4:28PM
DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE

STATE OF NC REAL ESTATE EXT: \$ **95.00**

THIS TRUSTEE'S DEED, made this 22nd day of June, 2001, by H. Terry Hutchens, P.A., Substitute Trustee, of the County of Cumberland, and State of North Carolina, party of the first part, to Sam C. Ogburn, Jr., P.O. Box 5508, Winston-Salem, NC 27113, party of the second part;

W I T N E S S E T H;

THAT WHEREAS, on the 28th day of October, 1999, Harry J. Jones and Diana G. Jones, executed and delivered to Hutchens & Senter, Trustee, a certain Deed of Trust, which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 2092, Page 1373; and,

WHEREAS, the undersigned, H. Terry Hutchens, P.A., having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in Book 2163, Page 2477, Forsyth County Registry; and,

WHEREAS, under and by virtue of the authority conferred by the said Deed of Trust, and in accordance with the terms and stipulations of the same, and after due advertisement as in said Deed of Trust prescribed and by law provided, the said Substitute Trustee, did on the 30th day of May, 2001 at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described. Pursuant to upset bid, Sam C. Ogburn, Jr. became the last and highest bidder for the sum of Forty-Seven Thousand Two Hundred Fifty and 00/100 Dollars (\$47,250.00); and,

WHEREAS, said sale was duly reported to the Office of the Clerk of Superior Court, Forsyth County, North Carolina and no increased bid has been filed within the time allowed therefore by law;

NOW, THEREFORE, in consideration of the premises and the sum of Forty-Seven Thousand Two Hundred Fifty and 00/100 Dollars (\$47,250.00), paid to the said party of the first part by the said party of the second part, the receipt of which is hereby acknowledged and under and by virtue of the power and authority by said Deed of Trust conferred, the said Substitute Trustee, as aforesaid, does hereby bargain, sell and convey unto the said Sam C. Ogburn, Jr., his heirs and assigns, all that certain parcel, lot or tract of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly described as follows:

TRACT 1 - BEGINNING at an iron stake located in the west right of way line of Woodleigh Street, said point being where Woodleigh Street intersects with Main Street, said beginning point also being the northeast corner of Lot Number 31 and the southeast corner of Lot Number 32 on the map hereinafter referred; running thence with the west right of way line of Woodleigh Street and falling in with the west right of way line of Main Street, South 20 degs. 30' East 39.50 feet to an old iron stake and South 9 degs. 56' West 39.0 feet to an iron stake; running thence South 88 degs. 32' West 70.92 feet to an old iron stake; running thence South 69 degs. 30' West 63.20 feet to an iron stake located in the East line of a 15-foot alley; running thence with the East line of said alley, North 20 degs. 30' West 50.0 feet to an iron stake; running thence North 69 degs. 30' East 150.0 feet to the point and place of BEGINNING. Also being all of Lot #31 and a triangular parcel from the northeast corner of Lot #30 as shown on the Map of Woodleigh Place as recorded in Plat Book 3, page 48 in the Register of Deeds of Forsyth County, North Carolina. Together with improvements located thereon; said property being located at 2900 South Main Street, Winston-Salem, North Carolina.

Also being the same and identical property as described in Deed Book 1152, page 57, Forsyth County Registry (as amended to correct Beginning point reference)

Tax Block: 1610 - Lot: 205

TRACT 2 - Being known and designated as Lots Nos. 10 and 11 according to a map of property known as Leigh-hurst as recorded in Plat Book 4, Page 161, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description. Together with improvements located thereon; said property being located at 1911 East Sprague Street, Winston-Salem, North Carolina.

Tax Block: 1820 - Lot 10 & 11

TRACT 3 - BEING KNOWN AND DESIGNATED as Lot No. 89 on the Map of Andrews Addition to Fairview Heights as recorded in Plat Book 8, page 88 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Together with improvements located thereon; said property being located at 1621 E. 23rd Street, Winston-Salem, North Carolina.

Tax Block: 1478 - Lot: 89

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or encumbrances of record against said property and any recorded releases.

TO HAVE AND TO HOLD said lands and premises and all privileges and appurtenances thereto belonging, unto the said Sam C. Ogburn, Jr., his heirs and assigns, forever, in as full and ample a manner as the said Substitute Trustee, as aforesaid, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officers, the day and year first above written.

H. TERRY HUTCHENS, P.A.
Substitute Trustee

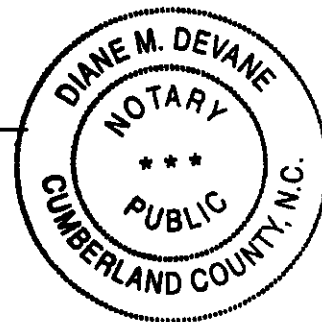
BY: Annette W. Bourgeois
Annette W. Bourgeois, Assistant Vice President

NORTH CAROLINA - CUMBERLAND COUNTY

I, Diane M. Devane, a Notary Public of Cumberland County, North Carolina, do hereby certify that Annette W. Bourgeois personally came before me this day and acknowledged that he/she is Assistant Vice President of H. Terry Hutchens, P.A., a North Carolina Corporation, Substitute Trustee, and that he/she as Assistant Vice President, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS by hand and notarial seal or stamp, this the 22 day of June, 2001.

Diane M. Devane
Notary Public



My Commission Expires: October 23, 2005

NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate of Diane M. Devane, a Notary Public, is certified to be correct. This instrument was presented for registration and recorded in this Office at Book _____, Page _____, this the 29 day of June, 2001 at _____ O'clock ____ M.

REGISTER OF DEEDS

BY: Dickie C. Wood
Assistant/Deputy

DICKIE C. WOOD, REGISTER OF DEEDS