BK 2443 PG 0377

FORSYTH CO,NC 89 FEE:\$ 17.00
PRESENTED & RECORDED: 02/05/2004 10:44AM
DICKIE C. WOOD REGISTER OF DEEDS BY:DAVISP
STATE OF NC REAL ESTATE EXTX:\$ 160.00
BK2443 P 377 - P 378

EXCISE TAX:\$160.00 PARCEL #:3216A-0013

STATE OF NORTH CAROLINA) CORRECTED
) SUBSTITUTE TRUSTEE'S DEED
COUNTY OF FORSYTH)

THIS DEED, made this 2nd day of February, 2004, by and between Kellam & Pettit, P.A., Substitute Trustee in the Deed of Trust hereinafter mentioned, of Mecklenburg County, North Carolina, hereinafter referred to as "Grantor," and Land Holding, Inc., 2730 Liberty Avenue, Pittsburgh, PA 15222, hereinafter referred to as "Grantee".

WITNESSETH

WHEREAS, on October 03, 1998, James D. Shields and Elizabeth S. Shields, executed and delivered unto David B. Craig, as Trustee, a certain Deed of Trust which was duly recorded in the Office of the Register of Deeds for FORSYTH County, North Carolina, in Book 2031 at Page 0140, to which reference is hereby made; and

WHEREAS, Grantor was appointed as Substitute Trustee under the foregoing Deed of Trust, pursuant to a Substitution of Trustee which was duly recorded in the Office of the Register of Deeds for FORSYTH County, North Carolina, in Book 2377 at Page 3732 to which reference is hereby made; and

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust, due demand was made upon the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust that he foreclose on 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 the said Deed of Trust and in accordance with the terms and stipulations of same, having instituted a special proceeding before the Clerk of Superior Court of FORSYTH County, North Carolina, captioned "03-SP-1188" 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 to said special proceeding, and a proper hearing having been conducted on the 29th day of October, 2003, where upon 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 hereinafter described, Grantor, at 10:00 a.m., on November 26, 2003, 26th day of November, 2003, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to prior liens, restrictions, easements, conveyances and releases, for sale at public auction at the FORSYTH County Courthouse, in the City of Winston-Salem, North Carolina, when and where Grantee became the last and highest bidder for the said land at the price of \$79,603.22; and

James D. Shields and Elizabeth S. Shields, 624.007 Prepared by and Return to: William Walt Pettit 2701 Coltsgate Road, Suite 300 Charlotte, North Carolina 28211 Telephone: (704) 442-9500 WHEREAS, Grantor duly reported said sale to the Clerk of Superior Court of FORSYTH County, North Carolina, as by law required, and thereafter said sale remained open ten days and no advance bid was placed thereon within the time allowed by law; and

WHEREAS, said purchase price has been fully paid; and

WHEREAS, Grantor has filed with the said Clerk a Final Report and Account showing all receipts and disbursements of Grantor, and said Clerk has audited and approved said Final Report and Account:

NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt of which is hereby acknowledged, and pursuant to the authority vested in him by the terms of said Deed of Trust, Grantor, as Substitute Trustee, does hereby bargain, sell, grant and convey unto the Grantee, its successors and assigns, all of that certain lot or parcel of land, lying and being in FORSYTH County, State of North Carolina, and being more particularly described as follows:

All that certain parcel of land situated in CITY OF WINSTON-SALEM being known as LOT 13, SECTION 1, SILVER CHALICE, BOOK 32, PAGE 114 and $\bar{\text{being}}$ more fully described in Deed Book 1659 Page 3638 recorded on 01/27/1989 among the land records of FORSYTH County, NC.

To Have and to Hold the said land, together with all the privileges and appurtenances thereunto belonging, unto said Grantee, its successors and assigns, forever, in as full and ample manner as Grantor is authorized and empowered as Substitute Trustee to convey the 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.

> Kellam & Pettit, PA Substitute Trustee

BY:

William Walt Pettit

Vice President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Phyllis L. Hayden, a Notary Public of County and State aforesaid, certify that William Walt Pettit personally came before me this day and acknowledged that he is the vice-president of Kellam & Pettit, P.A., a North Carolina Corporation and that by authority duly given and as an act of the corporation has signed the foregoing instrument in its name and on its behalf as its act and deed as Substitute Trustee.

e 21. WITNESS my hand and notarial seal, this the 2nd day of The state of the s

February, 2004. Notary Public

My Commission Expires: 22nd day of January, 2008

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

The foregoing certificate of a Notary Public for said County and State, is certified to be correct. This instrument is certified to be correct. This instrument was presented for registration and recorded in Book

•	THE OF NC - FORSITH CO	The foregoing certificate(s) of:	of	Deeds	
	is certified to be correct at the date of recordation show	NP(s)		4	
	Dickie C. Wood, Register of Deeds by:	Deput Asst.			