

2004041082 00083

FORSYTH CO, NC FEE \$17.00  
STATE OF NC REAL ESTATE EXT

\$116.00

PRESENTED &amp; RECORDED:

06-10-2004 10:42 AM

DICKIE C WOOD  
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK:RE 2478

PG:3651-3652

**TRUSTEE'S DEED**

Grantee's Address: The Chase Manhattan Bank, as Trustee of IMC Home Equity Loan Trustee  
1998-3 under the pooling and servicing agreement dated as of June 1, 1998  
P.O. Box 1900, Hatboro, Pennsylvania 19040

Drawn by and Mail to: Shapiro & Ingle, LLP  
8520 Cliff Cameron Drive, Suite 300  
Charlotte, NC 28269

Tax Code#: 5167F146

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH Documentary Stamps \$116.00

THIS DEED, made this June 8, 2004, by and between DAVID W. NEILL, Substitute Trustee per document recorded in BOOK 2455 PAGE 2053 Forsyth County Registry, for Robert Bennett, Jr., Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and The Chase Manhattan Bank, as Trustee of IMC Home Equity Loan Trustee 1998-3 under the pooling and servicing agreement dated as of June 1, 1998, 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 January 28, 1998, Charles E. Hartzell, Jr. and Ann Marie Hartzell executed and delivered unto Robert Bennett, Jr., 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 1984, Page 628, 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 March 31, 2004 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 04SP574; 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 10:00 AM, on May 28, 2004, 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 The Chase Manhattan Bank, as Trustee of IMC Home Equity Loan Trustee 1998-3 under the pooling and servicing agreement dated as of June 1, 1998 became the last and highest bidder for the said land at the price of \$58,010.00 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.

NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by The Chase Manhattan Bank, as Trustee of IMC Home Equity Loan Trustee 1998-3 under the pooling and servicing agreement dated as of June 1, 1998 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 The Chase Manhattan Bank, as Trustee of IMC Home Equity Loan Trustee 1998-3 under the pooling and servicing agreement dated as of June 1, 1998 all that certain lot or parcel of land, lying and being in Forsyth County State of North Carolina, and more particularly described as follows:

Being all of Lot 146 of R. Don Cain Property, Phase 5, Sheet One as shown on plat thereof recorded in Plat book 35, Page 135, in the Office of the Register of Deeds of Forsyth County.

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.

David W. Neill (SEAL)  
DAVID W. NEILL  
Substitute Trustee

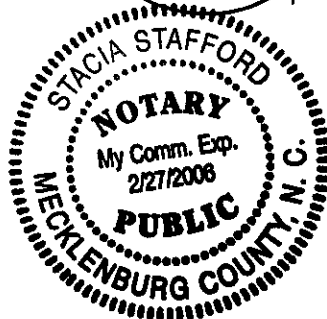
STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, Stacia Stafford, Notary Public in and for the State and County aforesaid, do hereby certify that DAVID W. NEILL Substitute Trustee, personally appeared before me this day and acknowledge the due execution by him/her of the foregoing and attached instrument as substitute trustee.

WITNESS my hand and official seal this June 8, 2004.

Stacia Stafford  
Notary Public

My Commission expires: 02/27/06  
01-29640



STATE OF NC - FORSYTH CO The foregoing certificate(s) of:  
Stacia Stafford NP(s)  
is certified to be correct at the date of recordation shown on the first page thereof,  
Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst.