

2004060840 00333

FORSYTH CO, NC FEE \$17.00

GOVERNMENT

PRESENTED & RECORDED:

08-27-2004 04:29 PM

DICKIE C WOOD

REGISTER OF DEEDS

By:TIMOTHY R WILLIAMS ASST

BK:RE 2500

PG:879-880

Box 108

DRAWN BY and RETURN TO: Philip E. Searcy, Esq., Wells Jenkins Lucas & Jenkins PLLC
155 Sunnynoll Court, Suite 200, Winston-Salem, NC 27106

GRANTEE: Secretary of Housing and Urban Development of Washington, D.C.
US Dept. of Housing and Urban Development
Atlanta Home Ownership Center, Five Points Plaza, Atlanta REO 2
Marietta Street, Atlanta, GA 30303-2806

Parcel ID No: 6834-23-9251

Property Address: 2774 Edwards Street, Winston-Salem, NC 27127

Revenue Stamps: EXEMPT (Government Agency)

NORTH CAROLINA)
)
FORSYTH COUNTY) **SUBSTITUTE TRUSTEE'S DEED**

THIS SUBSTITUTE TRUSTEE'S DEED, Made this 25th day of August, 2004, by PHILIP E. SEARCY, Substitute Trustee, to the Secretary of Housing and Urban Development of Washington, D.C., its successors and assigns;

WITNESSETH THAT:

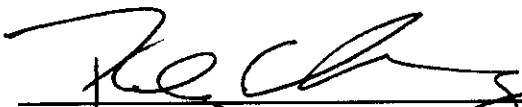
WHEREAS, James E. Campbell and wife, Amanda D. Campbell, on March 31, 2003, made and executed to Gary L. Lackey, Trustee, a Deed of Trust recorded in Book 2335 at Page 6931, Forsyth County Registry, upon the lands hereinafter described; and **WHEREAS**, James E. Campbell and wife, Amanda D. Campbell, failed to comply with the terms of said Deed of Trust; and **WHEREAS**, PHILIP E. SEARCY was duly appointed Substitute Trustee by an instrument recorded in Book 2464 at Page 3333, Forsyth County Registry, and **WHEREAS**, the said PHILIP E. SEARCY, Substitute Trustee, in compliance with the terms of said Deed of Trust and pursuant to Order of Foreclosure dated June 15, 2004 under file number 04 SP 834, and pursuant to the laws of the State of North Carolina exposed said lands at public sale to the highest bidder, after due advertisement, on the 14th day of July, 2004, at the courthouse door in Winston-Salem, Forsyth County, North Carolina, when and where the North Carolina Housing Finance Agency became the last and highest bidder at the sum of \$85,251.52, which bid was duly assigned by said Substitute Trustee, at the request of the noteholder and pursuant to the power set forth in said instrument appointing him to be Substitute Trustee, to the Secretary of Housing and Urban Development of Washington, D.C., its successors and assigns; and **WHEREAS**, more than ten days elapsed without the filing of an upset bid;

NOW, THEREFORE, for and in consideration of the premises and the sum of \$85,251.52 in hand paid to the said PHILIP E. SEARCY, Substitute Trustee, by the said Secretary of Housing and Urban Development of Washington, D.C., the receipt whereof is hereby acknowledged, the said PHILIP E. SEARCY, Substitute Trustee, does by these presents hereby sell and convey unto the said Secretary of Housing and Urban Development of Washington, D.C., its successors and assigns, the following tract and lot of land lying in the County of Forsyth, the State of North Carolina and described as follows:

BEING known and designated as Lot 27, Block A, as shown on the map of South Park Terrace, said map being of record in Plat Book 16, Page 3 and Plat Book 14, Page 44, in the Office of the Register of Deeds of Forsyth County, North Carolina.

TO HAVE AND TO HOLD the aforesaid tract or lot of land to the said Secretary of Housing and Urban Development of Washington, D.C., its successors and assigns, to its and their use and behoof forever; and the said PHILIP E. SEARCY, Substitute Trustee, covenants that he is seized of said premises and has the right to convey the same and that he will warrant and defend the title to the same insofar as it is his duty to do so by virtue of his office as Substitute Trustee and no further.

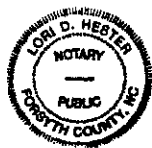
IN TESTIMONY WHEREOF, the said PHILIP E. SEARCY, Substitute Trustee, has hereunto set his hand and seal.

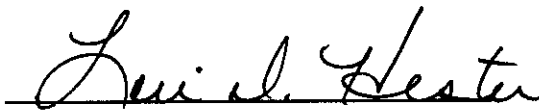
 (SEAL)
PHILIP E. SEARCY, Substitute Trustee

North Carolina)
)
Forsyth County)

I, Lori D. Hester, a Notary Public for Forsyth County, North Carolina, do hereby certify that PHILIP E. SEARCY, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing Substitute Trustee's Deed.

Witness my hand and notarial seal this the 25th day of August, 2004.

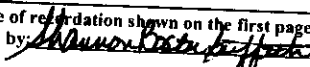



Notary Public

My commission expires:
November 9, 2004

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Lori D. Hester NP(s)
is certified to be correct at the date of registration shown on the first page thereof,
Dickie C. Wood, Register of Deeds by:  Deputy/Aust