


2005067852 00098


 FORSYTH CO, NC FEE \$17.00  
 STATE OF NC REAL ESTATE EXT  
**\$82.00**  
 PRESENTED & RECORDED:  
 10-14-2005 10:12 AM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: ROSALYN E MARSH DEPUTY  
**BK:RE 2609**  
**PG:36-37**

ENVELOPE

## TRUSTEE'S DEED

NORTH CAROLINA

Prepared by/Return to:

FORSYTH COUNTY

The Law Firm of Hutchens, Senter & Britton, P.A.  
 P.O. Box 1028, Fayetteville, NC 28302  
 Case No: 415.101542

REVENUE: \$82.00

TAX ID: 1221 102

THIS TRUSTEE'S DEED, made this 20th day of September, 2005, by Substitute Trustee Services, Inc., Substitute Trustee, of the County of Cumberland, and State of North Carolina, party of the first part, to American Home Mortgage Servicing, Inc., 4600 Regent Blvd. Ste 200, Irving, TX 75063, party of the second part;

## WITNESSETH

THAT WHEREAS, on the 22nd day of December, 2004, Johanna S. Reid and Joseph D. Reid, executed and delivered to Douglas, Douglas, Connie Lampieri, Trustee, a certain Deed of Trust, which is recorded in Book 2529, Page 3045, in the Office of the Register of Deeds of Forsyth County, North Carolina; and,

WHEREAS, the undersigned, Substitute Trustee Services, Inc., having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in Book 2576, Page 1222, 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 7th day of September, 2005, at the Courthouse Door, in the City of Winston Salem, North Carolina, expose to public sale the lands hereinafter described, where and when, American Home Mortgage Servicing, Inc., a corporation organized and existing under the laws of the United States of America, became the last and highest bidder for the sum of Forty Thousand Seven Hundred Six Dollars and 72/100 (\$40,706.72); and,

WHEREAS, said sale was duly recorded to the office of Clerk of Superior Court, Forsyth, 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 Thousand Seven Hundred Six Dollars and 72/100 (\$40,706.72), 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 American Home Mortgage Servicing, Inc., its successors 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:

All that parcel of land lying in Forsyth County, North Carolina, described as follows:

BEING Lot 8 and a part of Lot 7 on the west side of Gray Avenue in the Overbrook Development as shown on the plat of said property as recorded in Plat Book 1, Page 5A at the Register of Deed Office of Forsyth County, North Carolina. Together with improvements located thereon; said property being located at 1706 North Gray Avenue, Winston Salem, North Carolina.

BEING that parcel of land conveyed to William J. Stinson and wife, Lizzie Mae Stinson from P.H. Hanes and wife, Evelyn H. Hanes by that deed dated 06/24/1939 and recorded 07/06/1939 in Deed Book 452, at Page 239 of the Forsyth County, NC Public Registry.

BEING that parcel of land conveyed to W.J. Stinson and wife, Lizzie Stinson from P.H. Hanes and wife, Evelyn H. Hanes by that deed dated 06/13/1940 and recorded 06/14/1940 in Deed Book 468, at Page 140 of the Forsyth County, NC Public Registry.

BEING the same property devised to Lizzie Mae Stinson, wife, from the Personal Representative for the estate of William J. Stinson, Sr., date of death 01/04/1961, Estate Package/Probate Roll # E4490, final decree status Closed, all of which is recorded in the Forsyth County, NC Public Registry.

BEING the same property devised to William J. Stinson, Jr. and Steven L. Stinson, sons, from the Personal Representative for the estate of Lizzie Mae Stinson, date of death 06/06/1995, Estate Package/Probate Roll # 95E505, final decree status Closed, all of which is recorded in the Forsyth County, NC Public Registry.

BEING that parcel of land conveyed to William J. Stinson, Jr. from Steven L. Stinson, separated by that deed dated 06/04/1997 and recorded 06/04/1997 in Deed Book 1949, at Page 3971 of the Forsyth County, NC Public Registry.

Parcel ID: 1221-102

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 American Home Mortgage Servicing, Inc., its successors and assigns, as such, 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.

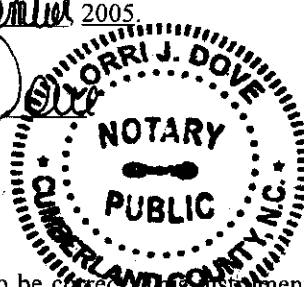
SUBSTITUTE TRUSTEE SERVICES, INC.  
SUBSTITUTE TRUSTEE

BY: Philip A. Heller  
Philip A. Heller  
President

NORTH CAROLINA - CUMBERLAND COUNTY

I, Lorri J. Dove, a Notary Public of Cumberland County, North Carolina, do hereby certify that Philip A. Heller, President personally came before me this day and acknowledged that he/she is President of Substitute Trustee Services, Inc., North Carolina Corporation, Substitute Trustee, and that he/she as President, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS by Hand and Notarial Seal or Stamp, this the 20th day of September, 2005.

Lorri J. Dove  
Notary Public  


My Commission Expires: December 1, 2008

NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate of Lorri J. Dove, a Notary Public, is certified to be correct. This instrument was presented for registration and recorded in this Office at Book \_\_\_\_\_, Page \_\_\_\_\_, this the \_\_\_\_\_ day of \_\_\_\_\_, 2005 at \_\_\_\_\_ O'clock \_\_\_\_\_ M.

REGISTER OF DEEDS

BY: \_\_\_\_\_  
Assistant/Deputy

RETURN TO:  
The Law Firm of Hutchens, Senter & Britton, P.A.  
P.O. Box 1028  
Fayetteville, North Carolina 28302  
Telephone: (910) 864-3068