

2005082014 00241

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT**\$150.00**

PRESENTED & RECORDED:

12-13-2005 01:54 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK:RE 2624**PG:2744-2746**

ENVELOPE

TRUSTEE'S DEED

05-74360

Grantee's Address:

Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home
Mortgage, Inc.
3476 Stateview Blvd. <AC# X7801-013 (Fc) Fort Mill, SC 29715

Drawn by and Mail to:

Shapiro & Ingle
8520 Cliff Cameron Drive, Suite 300
Charlotte, NC 28269

Tax Code#:0736 019

STATE OF NORTH CAROLINA

\$150.00 REVENUE STAMPS

COUNTY OF FORSYTH

THIS DEED, made December 9, 2005 by and between Elizabeth B. Ells, Substitute Trustee per document recorded in book 2603 page 971 Forsyth County Registry, for William R. Echols, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., 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 November 12, 2004, Mildred Sparks and Gordon A. Sparks executed and delivered unto William R. Echols, 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 RE2519, Page 3860, 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 September 26, 2005 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 05SP1769; 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 November 28, 2005 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 Wells Fargo Bank, NA became the last and highest bidder for the said land at the price of \$74,990.29 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.

WHEREAS, Wells Fargo Bank, NA requested transfer and assignment of its bid to Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. and

WHEREAS, under and by virtue of the authority contained in the certain Substitution of Trustee, as referenced herein, and filed with the Clerk of Forsyth County, North Carolina, the first party assigns said bid to Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.

NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., 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 Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. all that certain lot or parcel of land, lying and being in, Forsyth County, State of North Carolina, and more particularly described as follows:

BEGINNING at a stake 200 feet east of Dacian Street on the north side of Devonshire Street and running East 50 feet; thence North 150 feet to an alley; thence West 50 feet to a stake; thence South 150 feet to Devonshire Street and the place of BEGINNING. Being known and designated as Lot 19, Block "4" as shown on map of WACHOVIA DEVELOPMENT COMPANY as recorded in Plat Book 8, Page 81 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description and being the identical property described in deed recorded in Book 1233, Page 1668, Forsyth County Registry.

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 her hand and affixed her seal the day and year first above written.

Elizabeth B. Ells (SEAL)
Elizabeth B. Ells
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 Elizabeth B. Ells, Substitute Trustee, personally appeared before me this day and acknowledge the due execution by her of the foregoing and attached instrument as substitute trustee.

WITNESS my hand and official seal this December 9, 2006

Stacia Stafford
Notary Public

My Commission expires: 2/27/06

