

2005082339 00012

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

\$625.00

PRESENTED &amp; RECORDED:

12-15-2005 09:43 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK: RE 2624

PG: 4459-4460

ENVELOPE

## TRUSTEE'S DEED

NORTH CAROLINA

FORSYTH COUNTY

REVENUE: \$625.00

TAX ID: 4213A030

Prepared by/Return to:

The Law Firm of Hutchens, Senter &amp; Britton, P.A.

P.O. Box 1028, Fayetteville, NC 28302

Case No: 415.103379

THIS TRUSTEE'S DEED, made this 22nd day of November, 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 Boulevard, Suite #200, Irving, TX 75063, party of the second part;

## WITNESSETH

THAT WHEREAS, on the 25th day of October, 2004, Shari L. Church by her Attorney in Fact, Kipp K. Church and husband, Kipp K. Church, executed and delivered to Douglas Douglas and Connie Iampieri, Trustee, a certain Deed of Trust, which is recorded in Book 2516, Page 1937, 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 2597, Page 3380, 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 9th day of November, 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 Three Hundred Twelve Thousand Eighty-Four Dollars and 55/100 (\$312,084.55); 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 Three Hundred Twelve Thousand Eighty-Four Dollars and 55/100 (\$312,084.55), 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:

Being known and designated as Lot Number 30 as shown on the Map of Doublegate, Section 2, as recorded in Plat Book 38, Page 12, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Together with improvements located thereon; said property being located at 2835 Gray Moss Drive, Clemmons, North Carolina.

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

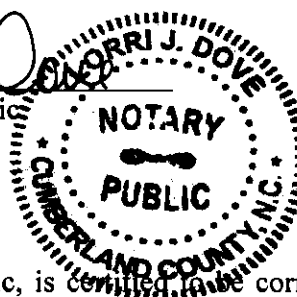
BY: *Philip A. Heller*  
Philip A. Heller  
President

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 2nd day of November, 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