

2006024446 00315

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

\$234.00

PRESENTED & RECORDED:

04-24-2006 04:24 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2655

PG: 4111-4112

TRUSTEE'S DEED**03-51291**

Drawn by: Shapiro & Ingle, L.L.P.
8520 Cliff Cameron Drive, Suite 300
Charlotte, NC 28269

Mail to: George Beckham
6065 Lake Lizzie Dr
Saint Cloud, FL 34771

Box 61

Tax Code #: 3874 032

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

\$234.00 Documentary Stamps

THIS DEED, made April 21, 2006, by and between David W. Neill, Substitute Trustee per document recorded in Book 2584 Page 2690, Forsyth County Registry, for John A. Johnson, Jr., Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and George Beckham, 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),

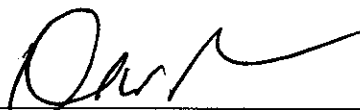
WITNESSETH, THAT WHEREAS, Under date of November 23, 1994, Nellie Paynter Jones executed and delivered unto John A. Johnson, Jr., as trustee, a certain deed of trust which is duly recorded in the office of the Register of Deeds for Forsyth County, N.C., in Book 1841, Page 3161, to which reference is 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 December 22, 2005 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 05SP2353; 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 Thursday, March 9, 2006, 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 George Beckham became the last and highest bidder for the said land at the price of \$116,900.00; 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; and whereas the said Clerk duly entered an order, directing and requiring the first party to convey the said land by good and sufficient deed upon payment of the purchase price; and whereas said purchase price has been fully paid and

NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by George Beckham, 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 George Beckham, all that certain lot or parcel of land, lying and being in the City of Winston Salem, Forsyth County, State of North Carolina, and more particularly described as follows:

BEING known and designated as Lots 32, 33, & 34, on the Plat of the C. A. Mendenhall Estate, as shown on Plat recorded in Plat Book 12, Page 78, Forsyth County Registry; to which reference is hereby made for a more full and complete description.

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.

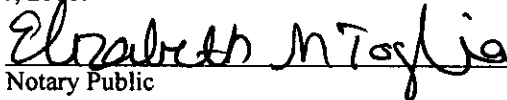


David W. Neill
Substitute Trustee

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Elizabeth M. Toglia; 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 April 21, 2006.



Notary Public

My Commission expires: November 14, 2010

