

2006046014 00017

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

\$133.00

PRESENTED & RECORDED:

07-25-2006 09:10 AM

DICKIE C WOOD
REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2680

PG: 1237-1239

ENVELOPE

THIS INSTRUMENT PREPARED BY & RETURN TO:

Post Sale
 Brock & Scott, PLLC
 5431 Oleander Drive, Suite 200
 Wilmington, NC 28403
 File Number: 06-02779
 PIN #: 2367 060
 Excise Tax: \$133.00

STATE OF NORTH CAROLINA

SUBSTITUTE TRUSTEE'S DEED

COUNTY OF FORSYTH

THIS SUBSTITUTE TRUSTEE'S DEED, made this 24th of July 2006, by and between Brock & Scott, PLLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and **SunTrust Bank**, its successors and assigns as their interests may appear, whose address is **1001 Semmes Ave, Richmond, VA 23224**, ("Grantee");

WITNESSETH:

WHEREAS, Ronald A. Ridge, executed and delivered a **Deed of Trust dated July 10, 2001 and recorded on July 12, 2001 in Book 2187 at Page 2172** of the Forsyth County Public Registry, to TRSTE, INC., as Trustee; and

WHEREAS, the beneficial interest of said Deed of Trust was originally held by and remains with, or was transferred and assigned to SunTrust Bank, Successor By Merger to National Bank of Commerce (Including its division of Central Carolina Bank); and

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust and Grantor having been substituted as trustee, as set forth in Appointment of Substitute Trustee Recorded on May 17, 2006, in Book 2662, Page 855 of the Forsyth County Public Registry, due demand was made on the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust that he foreclose the said Deed of Trust and sell the property under the terms thereof; and

WHEREAS, under and by virtue of the power and authority in him vested by said Deed of Trust and according to the terms and the stipulations of the same, and having instituted a special proceeding before the Clerk of Superior Court of Forsyth County, entitled Special Proceedings No. 06 SP 942, and after due advertisement as in said Deed of Trust provided and as by law required, and due and timely notice having been given to the parties of said special proceeding, and a proper hearing having been conducted on June 20, 2006, whereupon the Clerk of Superior Court of Forsyth County, North Carolina, authorized Grantor to proceed under said Deed of Trust and sell the real property as herein below described, Grantor, on July 11, 2006 at 10:00AM, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to any and all superior liens, including without limitation, the lien of unpaid taxes and assessments, easements, conditions, restrictions and matters of record, for sale at public auction at the Forsyth County Courthouse door, when and where SunTrust Bank, Successor By Merger to National Bank of Commerce (Including its division of Central Carolina Bank) was the last and highest bidder for said land at the price of \$66,300.00; and

WHEREAS, Grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as required by law, and thereafter said sale remained open ten days, and no increased bid has been filed within the time allowed by law;

WHEREAS, SunTrust Bank, Successor By Merger to National Bank of Commerce (Including its division of Central Carolina Bank) requested transfer and assignment of its bid to the Grantee and whereas, under and by virtue of the authority contained in that certain Appointment of Substitute Trustee Recorded on May 17, 2006 in Book 2662, in Page 855, Brock & Scott, PLLC, Substitute Trustee, assigned said bid to SunTrust Bank, its successors and assigns in such office; and

NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the authority vested in him by the terms of the said Deed of Trust, Grantor does hereby bargain, sell, grant and convey unto Grantee and their successors and assigns, all that certain lot or parcel of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly described as follows:

ALL THAT CERTAIN PARCEL OF LAND IN TOWNSHIP OF MIDDLEFORK #1, FORSYTH COUNTY, STATE OF NORTH CAROLINA, AS MORE FULLY DECRIED IN DEED BOOK 836, PAGE 423, ID# 2367 060, BEING KNOWN AND DESIGNATED AS:

BEGINNING AT A STAKE IN THE SOUTH LINE OF WOODED AVENUE NORTH, THE NORTHWEST CORNER OF LOT NO. 59; RUNNING THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF LOT NO. 59 AND THE REAR LINE OF LOT NOS. 53 THROUGH 58, A DISTANCE OF 210 FEET TO A STAKE; RUNNING THENCE WESTWARDLY ALONG THE REAR LINE OF LOTS 41 THROUGH 45, A DISTANCE OF 150 FEET TO A STAKE; RUNNING THENCE NORTHWARDLY ALONG THE LINE OF LOT NO. 65 A DISTANCE OF 210 FEET TO A STAKE IN THE SOUTH LINE OF WOODED AVENUE NORTH; RUNNING THENCE EASTWARDLY WITH THE LINE OF SAID WOODED AVENUE, A DISTANCE OF 150 FEET TO A STAKE, THE POINT OF BEGINNING. BEING KNOWN AND DESIGNATED AS LOT NOS. SIXTY (60), SIXTY-ONE (61), SIXTY-TWO (62), SIXTY-THREE (63) AND SIXTY-FOUR (64) AS SHOWN ON MAP OF PROPERTY OF R. H. COX ESTATE RECORDED IN BOOK OF PLANS NO. 12, PAGE 70, LOCATED IN THE

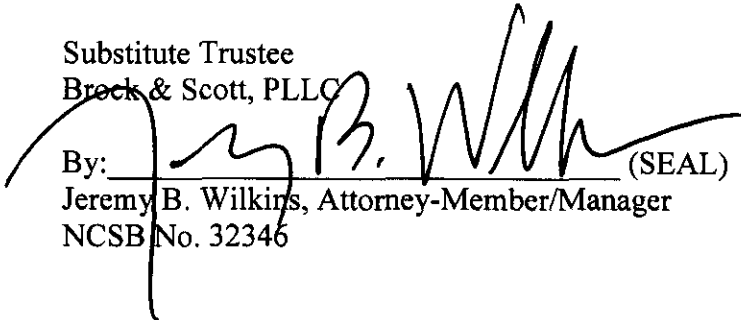
OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY EXPRESSLY MADE FOR A MORE FULL, COMPLETE AND PARTICULAR DESCRIPTION.

Said property is commonly known as 1116 Wooded Avenue N., Winston Salem, NC 27105.

TO HAVE AND TO HOLD the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantee, its successors and assigns, forever, in as full and ample manner, as Grantor, Substitute Trustee, is authorized and empowered to convey same.

IN WITNESS WHEREOF, Grantor, Substitute Trustee of the aforesaid Deed of Trust, has hereunto set his hand and affixed his seal the day and year first above written.

Substitute Trustee
Brock & Scott, PLLC


By:  (SEAL)
Jeremy B. Wilkins, Attorney-Member/Manager
NCSB No. 32346

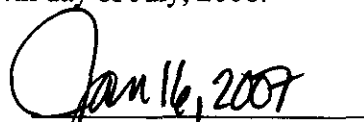
STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, C.M. Clark, a Notary Public of New Hanover County and State aforesaid, do hereby certify that Jeremy B. Wilkins, Attorney – Member/Manager of Brock & Scott, PLLC, a North Carolina Professional Limited Liability Company, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the professional limited liability company.

WITNESS my hand and notary stamp or seal this 24th day of July, 2006.


Notary Public


My Commission Expires

NOTARY SEAL

