

2006055519 00394

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

\$170.00

PRESENTED & RECORDED:

08-31-2006 04:42 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2690

PG: 3652-3654

KMAM4385735

NORTH CAROLINA  
FORSYTH COUNTY

ENVELOPE

REVENUE STAMPS: \$ 170.00

**SUBSTITUTE TRUSTEE'S DEED**

Drawn by and Mail to: Adam M. Gottsegen  
Post Office Drawer 26268  
Raleigh, North Carolina 27611

This deed, made and entered into this 31 day of August, 2006, by and between Adam M. Gottsegen, acting as Substitute Trustee as hereinafter stated, party of the first part, and THELMA S. HORTON, unmarried, party of the second part, whose address is 2732 Edwards St., Winston-Salem, NC 27127.

WITNESSETH:

That whereas RON MATHENY AND WIFE, WANDA MATHENY executed to TIMOTHY P. DAVIS, Trustee upon the lands hereinafter described a Deed of Trust dated February 4, 1999, and recorded in Book 2050, Page 652, in the Office of the Register of Deeds of FORSYTH County; and whereas Adam M. Gottsegen was appointed as Substitute Trustee by instrument recorded in Book 2635, Page 1646, FORSYTH County Registry; and whereas the indebtedness thereby secured being overdue and unpaid, and the holder of the said indebtedness having called upon the said Substitute Trustee to foreclose the said Deed of Trust, the said Substitute Trustee, after due advertisement as required by law, and the terms of the Deed of Trust, offered said land for sale at the FORSYTH County Courthouse on June 1, 2006, when and where VANDERBILT MORTGAGE AND FINANCE, INC. became the last and highest bidder at the price of \$80,800.00 dollars; and whereas within five (5) days of said sale a report thereof was made to the Clerk of the Superior Court; and whereas on June 12, 2006 an advance bid was filed by THELMA S. HORTON in the amount of \$84,840.00 and whereas said bid remained open for more than ten (10) days and no further advance bids were offered, and no objection made.

Included in the real property is a 1998 Oakwood mobile home, Vehicle Identification Number MINCAB89675, which is affixed to the real property. This mobile home was sold as a part of the real property.

To have and to hold, said lands and premises, together with all privileges and appurtenances thereunto belonging to it, the said party of the second part and its heirs, successors and assigns, as such, in as full and ample a manner as the said Substitute Trustee has power to convey the same.

This conveyance is made subject to: (1) all prior liens, encumbrances, easements, right-of-ways, restrictive covenants or other restrictions of record affecting the property; (2) property taxes and assessments; (3) federal tax liens with respect to which proper notice was not given to the Internal Revenue Service; and (4) federal tax liens to which proper notice was given to the Internal Revenue Service and to which the right of redemptions applies.

The property is being conveyed "as is"; the undersigned makes no warranties or representations concerning the condition of the property conveyed, nor does the undersigned make any warranties of title.

In testimony whereof, said Adam M. Gottsegen, acting as Substitute Trustee as hereinabove stated, has hereunto set his hand and seal the day and year first above written.

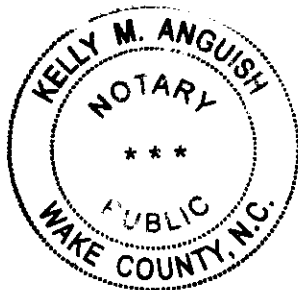
 (SEAL)  
Adam M. Gottsegen, Substitute Trustee

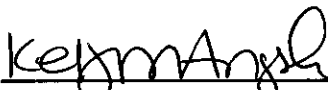
NORTH CAROLINA

WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that Adam M. Gottsegen, Substitute Trustee, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 30 day of August, 2006.



  
Kelly M. Anguish, Notary Public  
My Commission Expires: 4/30/10

Now therefore, the said Adam M. Gottsegen, acting as Substitute Trustee as aforesaid, in consideration of the premises and of the said sum of \$84,840.00 dollars to him in hand paid, has bargained and sold and by these presents does bargain, sell, and convey unto the said THELMA S. HORTON, and her heirs, successors and assigns, the said land sold as aforesaid, the same lying and being in the County of FORSYTH, and State of North Carolina, and more particularly described and bounded as follows:

Beginning at an iron in the middle of Manning Wood Lane, which iron lies in the North line of the John H. Smith, Jr. tract (Deed Book 796, Page 127, Forsyth County Registry): thence with common dividing line of the first tract and the second tract (Deed Book 1040, Page 669, Forsyth County Registry) North  $62^{\circ}58'$  East 80 feet to an iron; thence continuing with the said common line North  $54^{\circ}23'$  East 60 feet to an iron; thence North  $81^{\circ}29'58''$  West 617.52 feet to an iron in the East line of I. E. Winfrey tract (Deed Book 416, Page 49); thence with Winfrey's East line, South  $05^{\circ}32'$  West 100 feet to an iron, the common corner of P. G. McGee (Deed Book 991, Page 217) with the said Winfrey and the aforementioned John H. Smith, Jr.; thence with said Smith's North Line, South  $82^{\circ}49'04''$  East 504.29 feet to an iron, the point and place of beginning and containing 1.212 acres, more or less, according to a survey by Joseph E. Franklin, dated April 9, 1987, and being the Southern portion of the first tract as described in Deed Book 1040, Page 669.

Subject to a 15 foot wide easement across the Eastern border of this property for Manning Wood Lane.

Excepted from the above described tract is the 25 feet lying West of the center line of Manning Wood Drive which Lillie M. Dalton dedicated for an easement to the NC Department of Transportation as a portion of the right-of-way of Manning Wood Drive.