

2007022876 00020

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXTX**\$94.00**

PRESENTED & RECORDED:

04-23-2007 09:31 AM

DICKIE C WOOD
REGISTER OF DEEDS
By: E NAVARRO DPTY**BK:RE 2746****PG:3561-3562**

ENVELOPE

TRUSTEE'S DEED**06-88217**Drawn by: Shapiro & Ingle, L.L.P.
8520 Cliff Cameron Drive, Suite 300
Charlotte, NC 28269Mail to: Robert Weidl
4305 Alcoa Ct
Winston Salem, NC 27106

Tax Code #: 2284 018B

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

\$94.00 Documentary Stamps

THIS DEED, made April 17, 2007, by and between David W. Neill, Substitute Trustee per document recorded in BK 2719 PG 2786, Forsyth County Registry, for Fred Rogers, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and Robert Weidl, 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 January 24, 1997, Tony M. Basemore and Karen B. Basemore executed and delivered unto Fred Rogers, 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 1933, Page 772, 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 January 4, 2007 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 07SP15; 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 12:00 PM, on Thursday, March 1, 2007, 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 Robert Weidl became the last and highest bidder for the said land at the price of \$47,036.89; 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 Robert Weidl, 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 Robert Weidl, 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:

BEGINNING at an iron, said iron being located in the western right of way line of May Street and further said iron being located North 2 degrees 20 minutes East 282.3 feet from the intersection of the northern right of way line of McCanless Street and the western right of way line of May Street, running thence North 87 degrees 40 minutes East 200.00 feet to an iron, thence North 2 degrees 20 minutes East 60.00 foot to an iron, thence south 87 degrees 40 minutes East 200.00 feet to an iron, said iron being located in the western right of way line of May Street, running thence with the western right of way line of May Street South 2 degrees 20 minutes West 60.00 feet to an iron, the point and place of BEGINNING. Being a portion of Lot Number 18 and 19 of Daltonia, No.3, Block 4, recorded in Plat Book 10 at Page 75 (2) 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 his hand and affixed his seal the day and year first above written.

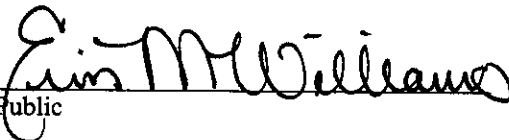


David W. Neill
Substitute Trustee

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Erin M. Williams, 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 17, 2007.



Notary Public

My Commission expires: November 14, 2010

