

2007052846 00114

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

\$104.00

PRESENTED & RECORDED:

09-06-2007 10:49 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2781

PG: 2544-2545



TRUSTEE'S DEED

07-91269

Grantee's Address:

Washington Mutual Bank
7255 Baymeadows Way
Jacksonville, Florida 32256

Drawn by and Mail to:

Shapiro & Ingle
8520 Cliff Cameron Drive, Suite 300
Charlotte, NC 28269

Box 61

Tax Code#: 1200 042

STATE OF NORTH CAROLINA

\$ 104.00 REVENUE STAMPS

COUNTY OF FORSYTH

THIS DEED, made September 4, 2007 by and between Grady I. Ingle, Substitute Trustee per document recorded in Book 2764 Page 4302 Forsyth County Registry, for Morris & Schneider, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and Washington Mutual Bank, 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),

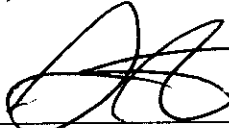
WITNESSETH, THAT WHEREAS, Under date of May 3, 2004, Linwood Austin and Jenny Austin executed and delivered unto Morris & Schneider, as trustee, a certain deed of trust which is duly recorded in the office of the Register of Deeds for Forsyth County, N.C., in Book 2468, Page 2587, to which reference 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 April 11, 2007 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 07SP745; 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 1:30 PM on August 22, 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 Washington Mutual Bank became the last and highest bidder for the said land at the price of \$52,196.48 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 placed thereon within the time allowed by law.

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

BEING KNOWN AS 1608 E. 25th Street, Winston Salem, N.C., also identified as Tax Block 1200 and Tax Lot 042, and more specifically described as: Beginning at an iron stake in the south margin of Twenty-Fifth Street, 110 feet east of the southeast intersection of Twenty-fifth Street and Goldboro Street, and running thence east with Twenty-fifth Street 53.4 feet to an iron stake; thence in a southerly direction with the west line of lot 43, 150 feet to an iron stake in an alley, thence west with said alley 51 feet to an iron stake in the southeast corner of lot #41; thence in a northerly direction 105 feet to the beginning, the same being Lot No. 42, Map of Alexander Heights.

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 her hand and affixed her seal the day and year first above written.

 (SEAL)
Grady I. Ingle
Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Stacia Stafford, Notary Public in and for the State and County aforesaid, do hereby certify that Grady I. Ingle, Substitute Trustee, personally appeared before me this day and acknowledged the due execution by him of the foregoing and attached instrument as substitute trustee.

WITNESS my hand and official seal this September 5, 2007


Notary Public

My Commission expires: 11/19/11

