

2007056902 00195

FORSYTH CO, NC

FEE \$23.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

09-27-2007 01:15 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK:RE 2785

PG:4027-4030

Tax Lot No. _____ Parcel Identifier No. _____

Verified by _____ County on the ____ day of _____,

2007 by _____

===== Original to Rick Freeman =====Mail after recording to Daniel J. Park, Post Office Box 557,Elkin, North Carolina 28621This instrument was prepared by Daniel J. Park, Attorney atLaw, Post Office Box 557, Elkin, North Carolina 28621

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TRUSTEE'S DEED

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THIS DEED, made this the 27th day of September, 2007, by and between Daniel J. Park, Trustee, hereinafter referred to as "grantor", and Yadkin Valley Bank and Trust Company, hereinafter referred to as "grantee";

W I T N E S S E T H:

WHEREAS, on the 15th day of November, 2004, Shawn E. Brisendine, Member-Manager of Resto Properties, LLC executed and delivered to Daniel J. Park, as Trustee, a certain deed of trust which is duly recorded in the Office of the Register of Deeds for Forsyth County, North Carolina, in Book 2520 at Page 890 to which reference is hereby made; 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 IN THE MATTER OF THE FORECLOSURE OF THE DEED OF TRUST OF RESTO PROPERTIES, LLC AND SHAWN E. BRISENDINE AND WIFE, KATHLEEN M. BRISENDINE, GRANTOR, TO: DANIEL J. PARK, TRUSTEE, AS RECORDED IN BOOK 2520 AT PAGE 890 OF THE FORSYTH COUNTY REGISTRY, "07 SP 240", and due and timely notice of hearing having been given to the parties to said special proceeding, and a proper hearing having been conducted on the 3rd day of May, 2007, whereupon the Clerk of Superior Court of Forsyth County, North Carolina, authorized grantor by Order to proceed under said deed of trust and after due advertisement as in said deed of trust provided and by law required to sell the real property as hereinbelow described, grantor, at 1:30 p.m. on August 30, 2007, did expose the land described in said deed of trust and hereinafter described and conveyed, subject to prior liens, restrictions, easements, conveyances and releases, for sale at public auction at the Forsyth County Courthouse steps in Winston-Salem, North Carolina, when and where Yadkin Valley Bank and Trust Company became the last and highest bidder for said land at the price of TWO HUNDRED NINETY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$290,500.00) and

WHEREAS, grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as by law required, and thereafter said sale remained open ten days and no advanced bids was placed thereon in the time allowed by law; and

WHEREAS, said purchase price has now been fully paid; and

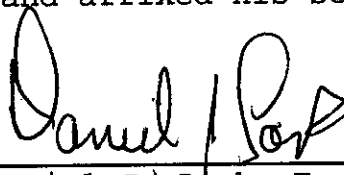
WHEREAS, grantor has filed with the said Clerk a final report and account showing all receipts and disbursements of grantor, and said Clerk has audited and approved the said final report and account;

NOW, THEREFORE, in consideration of the premises and the payment of said purchase price by grantee, the receipt 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 its 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:

SEE ATTACHED FOR DESCRIPTION

TO HAVE AND TO HOLD the said lands, 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, Trustee, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, grantor, Trustee of the aforesaid deed of trust has hereunto set his hand and affixed his seal the day and year first above written.

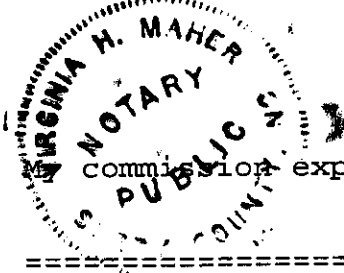

_____(SEAL)
Daniel J. Park, Trustee

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NORTH CAROLINA, Swain COUNTY

I, a Notary Public of the County and State aforesaid, certify that Daniel J. Park, grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 27 day of September, 2007.



Virginia H. Maher
Notary Public

commission expires: 4/25/09

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The foregoing certificate of _____ is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: _____
Deputy/Assistant Register of Deeds

Tract Five:
408 Sixteenth Street, W.S., NC.

Beginning at a stake on the South side of Legerwood Street, said stake being 440 feet East of Patterson Avenue; thence Southwardly 140 feet to an iron stake on the North side of an Alley, thence Westwardly along said Alley 41 feet to an iron stake; thence Northwardly on a line parallel with the first line 140 feet to a stake on the South side of Legerwood Street; thence Eastwardly with said Street 41 feet to the Beginning; Being part of Lot 12 on the Map of Eagle Land Company Property and Being the same property as that described in Deed to D.A. Bullard recorded in Book 176, Page 154, in the office of the Register of Deeds of Forsyth County, North Carolina; and also being the same as part of Lot 12 on the Map of J.L. Patterson Property recorded in Plat Book 1, Page 45, Office of the Register of Deeds, Forsyth County, North Carolina.