

2008007287 00012

FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-14-2008 09:42 AM

KAREN GORDON

REGISTER OF DEEDS
BY: BETTY C CAMPBELL
DPT

BK: RE 2812

PG: 383-384

TRUSTEE'S DEED

06-80458

Grantee's Address: Secretary of Veterans Affairs
c/o Ocwen Federal Bank, FSB
12650 Ingenuity Drive
Orlando, FL 32826
Attn: VA REO Title Review

Drawn by and Mail to: Shapiro & Ingle
8520 Cliff Cameron Drive, Suite 300
Charlotte, NC 28269

Tax Code#: 2563 052

STATE OF NORTH CAROLINA

NO REVENUE STAMPS

COUNTY OF FORSYTH

THIS DEED, made February 12, 2008 by and between Elizabeth B. Ells, Substitute Trustee per document recorded in Book 2775 Page 1851 Forsyth County Registry, for New Salem, Inc., Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and Secretary of Veterans Affairs, an officer of the United States of America, his successors and assigns in such office as such, 251 North Main Street, Winston Salem, North Carolina 27102 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 November 15, 1996, Wayne Kennard Drake executed and delivered unto New Salem, Inc., as trustee, a certain deed of trust which is duly recorded in the office of the Register of Deed for Forsyth County, N.C., in Book 1925 at Page 2010 and modified by agreement recorded in Book 2682 at Page 3213 on August 1, 2006, 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 August 10, 2007 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 07 SP 1608; 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 2:00 PM on January 30, 2008 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 MidFirst Bank became the last and highest bidder for the said land at the price of \$51,116.00 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.

WHEREAS, MidFirst Bank requested transfer and assignment of its bid to the Secretary of Veterans Affairs and


WHEREAS, under and by virtue of the authority contained in the certain Substitution of Trustee, as referenced herein, and filed with the Clerk of Forsyth County, North Carolina, the first party assigns said bid to the Secretary of Veterans Affairs

NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by the Secretary of Veterans Affairs, 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 the Secretary of Veterans Affairs 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 and designated as Lot No. 52 as shown on the map of Cherry Hills Section 2 recorded in Plat Book 19, page 75 in the Office of the Register of Deeds of Forsyth County, North Carolina.

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.

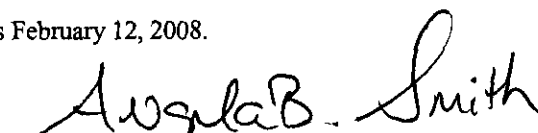

Elizabeth B. Ells (SEAL)
Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Angela B. Smith, Notary Public in and for the State and County aforesaid, do hereby certify that Elizabeth B. Ells, Substitute Trustee, personally appeared before me this day and acknowledge the due execution by her of the foregoing and attached instrument as substitute trustee.

WITNESS my hand and official seal this February 12, 2008.


Notary Public

My Commission expires: 4/18/2008

