

2008013885 00130

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT**\$166.00**

PRESENTED & RECORDED:

03-19-2008 01:19 PM

KAREN GORDON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS
ASST**BK: RE 2819**
PG: 3144-3145

TRUSTEE'S DEED

03-51456

Grantee's Address:

Wells Fargo Bank, N.A., successor by merger to Wells Fargo
Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank
Minnesota, N.A., as Trustee for Delta Funding Home Equity
Loan Asset-Backed Certificates Series 2001-2
12650 Ingenuity Drive
Orlando, Florida 32826

Drawn by and Mail to:

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

Box #61

Tax Code#: 3226 072B

STATE OF NORTH CAROLINA

\$ 166.00 REVENUE STAMPS

COUNTY OF FORSYTH

THIS DEED, made March 18, 2008 by and between Elizabeth B. Ells, Substitute Trustee per document recorded in Book 2027 Page 2028 Forsyth County Registry, for Hutchens & Senter, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Asset-Backed Certificates Series 2001-2, 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 August 8, 2001, Julius Walker, III and Daisy Reid Walker executed and delivered unto Hutchens & Senter, 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 2194, Page 2277, 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 November 30, 2007 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 07 SP 2490; 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 March 6, 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 Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Asset-Backed Certificates Series 2001-2 became the last and

highest bidder for the said land at the price of \$83,235.00 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 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 Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Asset-Backed Certificates Series 2001-2, 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 Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Asset-Backed Certificates Series 2001-2 all that certain lot or parcel of land, lying and being in, Forsyth County, State of North Carolina, and more particularly described as follows:

Lying and being situated in Forsyth County, North Carolina, and more particularly described as follows:

Lying and being in Winston Township, Forsyth County, North Carolina; and Beginning at an iron stake at the southeast corner of Lot No. 73 as shown on the plat of Jefferson Gardens, Section 2, as recorded in Plat Book 3, Page 32-A in the Office of the Register of Deeds of Forsyth County, North Carolina, and said iron also being located in the west right of way line of Garden Street as shown on said map and running thence from said beginning point along the north line of Lot Number 74, North 85 deg. 56 min. West 178.81 feet to an iron; running thence with the line of Lot No. 76 and 77 as shown on the above plat, North 05 deg. 33 min. 30 sec. East 150 feet to an iron; thence South 85 deg. 56 min. East 178.82 feet to an iron in the west right of way line of Garden Street as shown on the plat of Jefferson Gardens, Section 2; running thence along said right of way line of South 05 deg. 36 min. West 150 feet to the point and place of Beginning and being known as Lot No. 73 and the southern half of Lot No. 72 as shown on the plat of Jefferson Gardens Section 2, as recorded in Plat Book 3, Page 32-A, 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 his hand and affixed his seal the day and year first above written.

 (SEAL)
Elizabeth B. Ells
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 Elizabeth B. Ells, 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 March 12, 2008.


Notary Public

My Commission expires: 11/19/11

