

2008016318 00358

FORSYTH CO, NC FEE \$23.00  
STATE OF NC REAL ESTATE EXTX**\$366.00**

PRESENTED &amp; RECORDED:

03-31-2008 04:22 PM

KAREN GORDON

REGISTER OF DEEDS  
BY: LORA SMALL  
DPTY**BK: RE 2822****PG: 2097-2100****TRUSTEE'S DEED**

Deed Stamps: \$366.00

Prepared by: Daniel P. Quesnel

After recording return to:

Bell, Davis &amp; Pitt, P.A.

P. O. Box 21029

Winston-Salem, NC 27120-1029

Tax ID #

#1 6834-83-6724

#2 6835-81-1211

#3 6835-81-1261

#4 6826-83-2297

#6 6844-56-9536

NORTH CAROLINA )

)

FORSYTH COUNTY )

)

THIS DEED made this 31st day of March, 2008, by Daniel P. Quesnel, Substitute Trustee, to Truliant Federal Credit Union, P.O. Box 25371, Winston-Salem, NC 27114.

**WITNESSETH:**

That whereas, B&C Properties of the Triad, LLC on March 23, 2004, made and executed to Joseph P. Clark, Trustee, a Deed of Trust recorded in Book 2454, Page 3791 upon the lands hereinafter described, and whereas the said B&C Properties of the Triad, LLC failed to comply with the terms of said Deed of Trust; and whereas Daniel P. Quesnel was duly appointed substitute trustee by instrument recorded in Book 2807, Page 1796; and whereas the said Substitute Trustee in compliance with the terms of said Deed of Trust exposed said lands to public sale to the highest bidder, after due advertisement, on March 14, 2008, at the Forsyth County Courthouse door in Winston-Salem, North Carolina, when and where, and after the expiration of all upset bid periods, Truliant Federal Credit Union became the last and highest bidder with a bid amounts as follows: Property 1, 811 Moravia St. \$33,600.00; Property 2, 1520 Diggs Blvd. \$37,700.00; Property 3, 1522 Diggs Blvd. \$37,700.00; Property 4, 1620 Thurmond Street, \$35,900.00; Property 6, 1911 E. Sprague Street, \$38,200.00.

NOW, THEREFORE, for and in consideration of the premises and other valuable consideration to the said Substitute Trustee by the said Truliant Federal Credit Union, the receipt whereof is hereby acknowledged, the said Substitute Trustee does by these presents hereby sell and convey unto the said Truliant Federal Credit Union, and its heirs, successors and assigns, the

and convey unto the said Truliant Federal Credit Union, and its heirs, successors and assigns, the following tract of land lying in Forsyth County, North Carolina and more particularly described as follows:

**PROPERTY 1:**

**BEGINNING** at a stake on Moravia Street 100 feet East of Urban Street and runs East 50 feet to corner of Lot No. 9 and of that width runs North 150 feet to an alley. Being Lot No. 8, Block 16 on map of Wachovia Development Company. Parcel is recorded in Deed Book No. 41 at page 115 in the Office of the Register of Deeds of Forsyth County, North Carolina. For further reference see Special Proceeding Docket No. 6, page 34, Office of the Clerk of Superior Court of Forsyth County, North Carolina.

For further reference see Deed Book 958, Page 216. Forsyth County Registry.

Also known as Tax Lot 8 of Tax Block 815 as shown on the Maps of the Forsyth County Tax Supervisor as now constituted.

Property Address: 811 Moravia St. Winston-Salem, NC 27107  
Tax Block 815 Lot 008

**PROPERTY 2:**

**BEGINNING** at an iron stake on the South side of Diggs Boulevard, 200 feet east of the southeast intersection of Diggs Boulevard and Bruce Street, and running thence south 86 deg. and 25 min. east, 50 feet to a stake, the northwest corner of Lot #439; thence south 3 deg. and 35 min. west with the west line of Lot #439, 109.4 feet to a stake, the northwest corner of Lot #392; thence north 86 deg. and 25 min. west with the north line of Lots Nos. 393 and 394, 50 feet to a stake, the southeast corner of Lot #436; thence north 3 deg. and 35 min. east with the east line of Lot #436, 109.4 feet to the beginning.

Being known and designated as Lots Nos. 437 and 438 on the Plat of Columbia Heights Extension, recorded in Plat Book 4, page 177 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 1520 Diggs Blvd. Winston-Salem, NC 27107  
Tax Block 1423 Lot 437

**PROPERTY 3:**

Fronting 50 feet on the South side of Diggs Boulevard, and of that width extending back 110 feet. Being known and designated as Lots Nos. 439 and 440 on the Plat of Columbia Heights Extension, as recorded in the Register of Deeds Office of Forsyth County, North Carolina, in Plat Book 2 at page 75.

Property Address: 1522 Diggs Blvd. Winston-Salem, NC 27107  
Tax Block 1423 Lot 439

**PROPERTY 4:**

**Being known and designated as Lot 13, Block 3, as shown on the Property of Boston Cottage Company, as recorded in Plat Book 4, page 171(2) in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference see Deed Book 42, page 342, also being the same property as described in Deed Book 597, page 47, in the office of the Register of Deeds of Forsyth County, North Carolina.**

**Property Address: 1620 Thurmond St. Winston-Salem, NC 27105  
Tax Block 1357 Lot 013**

**PROPERTY 6:**

**Being known and designated as Lots Nos. 10 and 11 according to a map of property known as Leigh-hurst as recorded in Plat Book 4, Page 161, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description. Together with improvements located thereon; said property being located at 1911 East Sprague Street, Winston-Salem, North Carolina.**

**Tax Block 1820 – Lot 10 & 11**

**Property Address: 1911 E. Sprague St. Winston-Salem, NC 27107  
Tax Block 1820 Lot 010**

**PROPERTY 7:**

**BEGINNING at an iron stake on Washington Avenue, now Thurmond Street, 50 feet northward of the intersection of Washington Avenue, now Thurmond Street, and 20<sup>th</sup> Street, and runs both along the east side of Washington Avenue, now Thurmond Street, 50 feet to an iron stake; thence eastwardly, parallel with 20<sup>th</sup> Street; 125 feet to an alley; thence south on said alley 50 feet to an iron stake; thence westwardly 125 feet to the place of BEGINNING, and being Lot No. 3 in Block 9 as shown on the map of North Cherry Street Development. Said plat being recorded in Book 4, Pages 44-45 (or 54-55) in the office of the Register of Deeds of Forsyth County.**

**\*Save and Except that property that was released by Release Deed recorded in Book 2631, Page 543 in the Office of the Register of Deeds of Forsyth County North Carolina.**

**TO HAVE AND TO HOLD said lands to the said Truliant Federal Credit Union, its heirs, successors and assigns, to their use and benefit forever;**

**And the said Substitute Trustee covenants that he is seized of said premises and has the right to convey his interest, as Trustee, in the same, and that he will warrant and defend the title to the same insofar as it is his duty to do so by virtue of his said office as Substitute Trustee and no further; subject, however, to any unpaid taxes and special assessments, easements, rights-of-way and restrictions of record, if any, and all encumbrances existing prior to the recording of the above referenced Deed of Trust.**


The property described herein is being conveyed "AS IS, WHERE IS." Except as expressly set forth above, neither the Trustee nor the beneficiary of the Deed of Trust foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representatives of either the Trustee or the beneficiary of the Deed of Trust foreclosed make any representation or warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at or relating to the property conveyed, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed.

IN TESTIMONY WHEREOF, the said Substitute Trustee has hereunto set his hand and seal on the date first above written.

 (SEAL)  
DANIEL P. QUESNEL  
Substitute Trustee

Forsyth County, North Carolina

I, certify that Daniel P. Quesnel Substitute Trustee, personally appeared before me this day and acknowledging to me that he voluntarily signed the foregoing instrument. Witness my hand and official stamp or seal, this 31 day of March, 2008.

  
Official Signature of Notary

Cheryl L. Vaughan  
Notary's printed or typed name, Notary Public

My commission expires: 3/19/2012

