

ENVELOPE

2008038338 00003

FORSYTH CO, NC FEE \$17.00  
STATE OF NC REAL ESTATE EXTX**\$84.00**

PRESENTED &amp; RECORDED:

07-25-2008 09:15 AM

KAREN GORDON

REGISTER OF DEEDS  
BY: LORA SMALL  
DPT**BK: RE 2846****PG: 93-94**

Drawn By & Mail To: **THE CAUDLE LAW FIRM, P.A.**,  
2101 Rexford Road, Suite 165W  
Charlotte, N.C. 28211

**SUBSTITUTE TRUSTEE'S DEED****Excise Tax: \$84.00**

**TAX PARCEL NO. 1905-009**  
**STATE OF NORTH CAROLINA**  
**COUNTY OF Forsyth**

**THIS DEED** made this **22nd day of July, 2008**, by and between The Caudle Law Firm, P.A., Substitute Trustee, in the Deed of Trust hereinafter mentioned, of Mecklenburg County, North Carolina Grantor and **U.S. Bank National Association**, as Trustee under the **Pooling and Servicing Agreement**, dated as of **August 1, 2002**, among **Credit-Based Asset Servicing and Securitization LLC, Residential Asset Funding Corporation, Litton Loan Servicing LP** and **U.S. Bank National Association, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2002-CB4**, without recourse, c/o **Litton Loan Servicing LP, 4828 Loop Central Drive, Houston, TX 77081-2226**, Grantee;

**WITNESSETH:**

**THAT** whereas **Clyde E. Price, Jr. and Wife, Lisa J. Price** executed and delivered unto **ATTY W. Hayes Foster**, Trustee, a certain Deed of Trust dated **August 25, 1998**, which was duly recorded in the Office of the Registrar of Deeds for **Forsyth** County, North Carolina in Book **2021** at Page **1099** to which reference is hereby made; and whereas on **August 15, 2006**, a certain Appointment of Substitute Trustee document was recorded in the Office of the Register of Deeds for **Forsyth** County, North Carolina in Book **2685** at Page **4099** by which **ATTY W. Hayes Foster** and all subsequent substitute trustees were removed as Trustee in said Deed of Trust and **The Caudle Law Firm, P.A.** was substituted as Trustee therein; and whereas, default having occurred in payment of the indebtedness secured by said Deed of Trust and in the performance of the stipulations and conditions therein contained, due demand was made upon the Trustee 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 whereas, under and by virtue of the power and authority in him vested by the said Deed of Trust, and said Substitution of Trustee document and in accordance with the terms and stipulations of same and after due advertisement as in said Deed of Trust provided and as by law required; and pursuant to an Order of the Clerk of Superior Court of **Forsyth** County, North Carolina, in Special Proceeding Number **06-SP-1609**, reference to which is hereby made, said Order having been issued after due notice to all interested parties and after a hearing before said Clerk, the Trustee at **10:30 o'clock on 9th day of July, 2008**, did expose the land described in said Deed of Trust and hereinafter described and conveyed, for sale at public auction at the **Forsyth** County Courthouse, in **Winston-Salem**, North Carolina, at the usual place of sale where sales of real estate are held, and did sell said land, when and where **U.S. Bank National Association**, as Trustee under the **Pooling and Servicing Agreement**, dated as of **August 1, 2002**, among **Credit-Based Asset Servicing and Securitization LLC, Residential Asset Funding Corporation, Litton Loan Servicing LP** and **U.S. Bank National Association, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2002-CB4**, without recourse became the last and highest bidder for the land at the price of **\$42,000.00** and whereas the Trustee duly reported said sale to the Clerk of Superior Court of **Forsyth** County, as by law required, and thereafter said sale remained open ten (10) days, and no advanced or upset bid was placed thereon within the time allowed by law; and whereas the Clerk of Superior Court of **Forsyth** County, North Carolina, has entered an Order confirming said sale; and whereas, said purchase price has been fully paid.

NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt of which is hereby acknowledged and pursuant to the authority vested in him by the terms of said Deed of Trust, said Substitute Trustee, as aforesaid, does hereby bargain, sell, grant and convey unto Grantee, its successors and assigns, all that certain parcel of land situated in the Township of

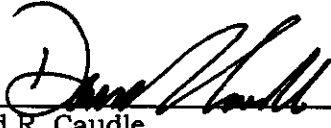
**Broadbay**, County of Forsyth, State of North Carolina, and being more particularly designated and described as follows:

**BEGINNING at a point on the North side of Reid Street 100 feet East of Weavil Street and running thence Eastwardly 50 feet along the North side of Reid Street to a point, and extending back Northwardly between parallel lines and between Lots Nos. 6 and 10 a distance of 200 feet and being 50 feet at the rear. Being known and designated as Lot No. 9 as shown on the map of the C.C. Reid property, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 3, Page 86A, reference to which is hereby made for a more particular description.**

TO HAVE AND TO HOLD the said land, together with all the privileges and appurtenances thereunto belonging unto said Grantee, its successors and assigns forever, in as full and ample manner as the said Substitute Trustee, is authorized and empowered to convey same, subject to general easements and restrictions or record, previous encumbrances, and ad valorem property taxes.

IN WITNESS WHEREOF, the said Substitute Trustee, as aforesaid, has hereunto set his hand and affixed his seal the day and year first above written.

**The Caudle Law Firm, P.A.,**  
Substitute Trustee

By:  (SEAL)  
David R. Caudle,  
President & Attorney at Law  
State Bar Number 6075

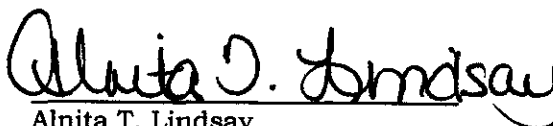
**STATE OF NORTH CAROLINA**

**COUNTY OF MECKLENBURG**

)  
) **ss.**  
)

I, Alnita T. Lindsay, a Notary Public of the County and State aforesaid, do hereby certify that David R. Caudle personally came before me this day and acknowledged that he is President of The Caudle Law Firm, P.A., a Professional Association, and that by authority duly given and as the act of the Professional Association, the foregoing instrument was signed in its name by himself as its President.

WITNESS my hand and notarial seal, this the 22nd day of July, 2008.

  
Alnita T. Lindsay  
Notary Public  
My Commission Expires: 08/26/2009

**STATE OF NORTH CAROLINA, Forsyth County ss:**

The foregoing certificate of Alnita T. Lindsay, a Notary Public of the County of Mecklenburg, State of North Carolina, is certified to be correct.

THIS the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Registrar of Deeds

By: \_\_\_\_\_  
Deputy

Foreclosed Parties: Clyde E. Price, Jr. and Lisa J. Price