

2008045652 00049  
FORSYTH CO, NC FEE \$17.00



**GOVERNMENT**

PRESENTED & RECORDED:

09-08-2008 11:05 AM

KAREN GORDON  
REGISTER OF DEEDS  
BY: PATSY RUTH DAVIS  
DPT

**BK: RE 2853**  
**PG: 2160-2161**

ENVELOPE

**TRUSTEE'S DEED**

**NORTH CAROLINA**

**FORSYTH COUNTY**

**REVENUE: \$0.00**

**TAX ID: 1299-332**

Prepared by/Return to:  
The Law Firm of Hutchens, Senter & Britton, P.A.  
P.O. Box 1028, Fayetteville, NC 28302  
Case No: 280.132889

THIS TRUSTEE'S DEED, made this 3rd day of September, 2008, by Substitute Trustee Services, Inc., Substitute Trustee, of the County of Cumberland, and State of North Carolina, party of the first part, to the Secretary of Veterans Affairs, an Officer of the United States of America, his successors and assigns whose principal office and post office address is Washington, D.C., c/o Department of Veterans Affairs, 1700 Clarmont Road, Decatur, GA 30033-4032, party of the second part;

**WITNESSETH**

THAT WHEREAS, on the 22nd day of April, 1991, Freddie Sizemore, executed and delivered to L. Gordon Pfefferkom, Trustee, a certain Deed of Trust, which is recorded in Book 1713, Page 3747, in the Office of the Register of Deeds of Forsyth County, North Carolina; and,

WHEREAS, the undersigned, Substitute Trustee Services, Inc., having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in Book RE 2839, Page 3182, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 08 SP 1474, under and by virtue of the authority conferred by the said Deed of Trust, and in accordance with the terms and stipulations of the same, and after due advertisement as in said Deed of Trust prescribed and by law provided, the said Substitute Trustee did on the 20th day of August, 2008, at the Courthouse Door, in the City of Winston Salem, North Carolina, expose to public sale the lands hereinafter described, where and when, Branch Banking and Trust Company, a corporation organized and existing under the laws of the United States of America, became the last and highest bidder for the sum of Twenty-Six Thousand Three Hundred Seventy-Five Dollars and 40/100 (\$26,375.40); and,

WHEREAS, Branch Banking and Trust Company requested transfer and assignment of its bid to the party of the second part and whereas, under and by virtue of the authority contained in that certain Appointment of Substitute Trustee recorded in Book RE 2839, Page 3182, the said Substitute Trustee, assigned said bid to the Secretary of Veterans Affairs, an Officer of the United States of America, his successors and assigns in such office, as such; and,

WHEREAS, said sale was duly recorded to the office of Clerk of Superior Court, Forsyth, North Carolina and no increased bid has been filed within the time allowed therefore by law;

NOW, THEREFORE, in consideration of the premises and the sum of Twenty-Six Thousand Three Hundred Seventy-Five Dollars and 40/100 (\$26,375.40), paid to the said party of the first part by the said party of the second part, the receipt of which is hereby acknowledged and under and by virtue of the power and authority by said Deed of Trust conferred, the said Substitute Trustee, as aforesaid, does hereby bargain, sell and convey unto the Secretary of Veterans Affairs, an Officer of the United States of America, his successors and assigns in such office, as such all that certain parcel, lot or tract of land lying and being in the City of Winston-Salem, in the County of Forsyth, State of North Carolina, and being more particularly described as follows:

BEING located on South Main Street and being known and designated as Lot No. 332, as shown on the map of Central Terrace, as recorded in Plat Book 3, Page 65A in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite description; being the same property as that described in Deed of Trust Book 863, Page 72, same office as stated above. Together with improvements located thereon; said property being located at 2809 South Main Street, Winston Salem, North Carolina.

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or encumbrances of record against said property and any recorded releases.

TO HAVE AND TO HOLD said lands and premises and all privileges and appurtenances thereto belonging unto the said the Secretary of Veterans Affairs, an Officer of the United States of America, his successors and assigns in such office, as such, forever, in as full and ample a manner as the said Substitute Trustee, as aforesaid, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officers, the day and year first above written.

SUBSTITUTE TRUSTEE SERVICES, INC.  
SUBSTITUTE TRUSTEE

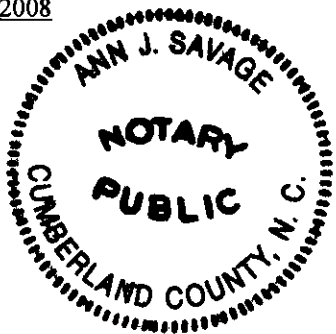
BY: Palmer Maas  
Palmer Maas Vice President

NORTH CAROLINA - CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Palmer Maas Vice President.

Date: September 3, 2008

Ann J. Savage  
Official Notary Signature  
Ann J. Savage Notary Public  
Notary Public printed typed name



Official Seal

My Commission Expires: August 31, 2009

NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate of Ann J. Savage, a Notary Public, is certified to be correct. This instrument was presented for registration and recorded in this Office at Book \_\_\_\_\_, Page \_\_\_\_\_, this the \_\_\_\_\_ day of \_\_\_\_\_, 2008 at \_\_\_\_\_ O'clock \_\_.M.

REGISTER OF DEEDS

BY: \_\_\_\_\_  
Assistant/Deputy

RETURN TO:  
The Law Firm of Hutchens, Senter & Britton, P.A  
P.O. Box 1028  
Fayetteville, North Carolina 28302  
Telephone: (910) 864-3068