

ENVELOPE

2008047446 00090

FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

09-19-2008 01:53 PM

KAREN GORDON

REGISTER OF DEEDS

BY: LORA SMALL

DPT

BK: RE 2855

PG: 399-400

TRUSTEE'S DEED

NORTH CAROLINA

FORSYTH COUNTY

Prepared by/Return to:

The Law Firm of Hutchens, Senter & Britton, P.A.

P.O. Box 1028, Fayetteville, NC 28302

Case No: 430.133351

Client Case No: 00042782329

TAX ID: 4403 018y

REVENUE: \$ 0.00

THIS TRUSTEE'S DEED, made this 16th 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 Fannie Mae, 950 East Paces Ferry Road, Atlanta, GA 30326-1161, party of the second part;

WITNESSETH

THAT WHEREAS, on the 19th day of December, 2003, Denise R. Viands, executed and delivered to James R. Manion III, Trustee, a certain Deed of Trust, which is recorded in Book 2434, Page 297, 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 RE2843, Page 1754, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 08 SP 1581, 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 Deed of Trust prescribed and by law provided, the said Substitute Trustee, did on the 3rd day of September, 2008 at the Courthouse Door, in the City of Winston Salem, North Carolina, expose to public sale the lands hereinafter described, where and when, Countrywide Home Loans, Inc., a corporation organized and existing under the laws of the United States of America, became the last and highest bidder for the sum of One Hundred Sixteen Thousand Four Hundred Fourteen Dollars and 55/100 (\$116,414.55); and,

WHEREAS, Countrywide Home Loans, Inc. 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 RE2843, Page 1754, the said Substitute Trustee assigned said bid to Fannie Mae, its successors and assigns, party of the second part;

WHEREAS, said sale was duly reported to the Office of the Clerk of Superior Court, Forsyth County, 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 One Hundred Sixteen Thousand Four Hundred Fourteen Dollars and 55/100 (\$116,414.55), paid to the said party of the first part by 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 Fannie Mae, its successors and assigns, all that certain parcel, lot or tract of land lying and being in the Township of Lewisville, in the County of Forsyth, State of North Carolina, and being more particularly described as follows:

All that certain lot or parcel of land in Forsyth County, North Carolina, Lewisville Township, more particularly described as follows: Beginning at an iron located in the Western right-of-way line of Center Grove Church Road and also being located in the Northeast corner of Embert V. Doty, Deed Book 558, Page 446, Forsyth County Registry; thence from said point of beginning North 59 degrees 37 minutes 05 seconds West 127.34 feet to an iron; thence North 07 degrees 24 minutes 23 seconds East 177.18 feet to an iron; thence South 51 degrees 49 minutes 97 seconds East 214.04 feet to an iron in the Western right-of-way line of Center Grove Church Road; thence along the Western right-of-way of Center Grove Church Road, South 37 degrees 00 minutes West 134.98 feet to an iron, the point and place of beginning, containing 0.570 acres, more or less, and being in accordance with a survey prepared by Kenneth L. Foster, RLS, dated August 24, 1992, Job Number 5582-86A. Together with improvements located thereon; said property being located at 8719 Center Grove Church Road, Clemmons, North Carolina.

This is the same property conveyed to Denise R. Viands (widow) by deed of Jerry A. Wackerhagen and wife, Sharon C. Wackerhagen, dated August 20, 1992 and recorded September 1, 1991 in the Office of the Register of Deeds for Forsyth County, North Carolina in Book 1755, Page 776.

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 Fannie Mae, its successors and assigns, 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

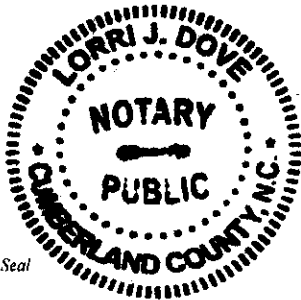
BY: _____

H.K. THOMPSON, JR 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: H.K. THOMPSON, JR Vice President.

Date: September 16, 2008



Official Notary Signature
Lorri J. Dove Notary Public
Notary Public printed typed name

My Commission Expires: December 1, 2008

NORTH CAROLINA - FORSYTH COUNTY

The foregoing certification of Lorri J. Dove, 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