


ENVELOPE


2008051110 00040
 FORSYTH CO. NC FEE \$20.00
 STATE OF NC REAL ESTATE EXTX
\$200.00
 PRESENTED & RECORDED:
10-15-2008 10:06 AM
 KAREN GORDON
 REGISTER OF DEEDS
 BY: BETTY C CAMPBELL
 DPTY
BK: RE 2858
PG: 2791-2793

This instrument was prepared by: Charles H. McGirt, Attorney at Law, Lexington, NC 27292

Excise Tax \$ 200.00

Parcel # 1040 207

DEED PREPARATION ONLY
NO TITLE OPINION RENDERED

TRUSTEE'S DEED FOR SALE OF LAND

STATE OF NORTH CAROLINA

Forsyth County.

THIS DEED, Made this 10th day of October, 2008, by **Trustee Services, Inc.**, Trustee, party of the first part, to **LSB Properties, Inc., Post Office Box 867, Lexington, NC 27293-0867**, a North Carolina corporation of Davidson County, State of North Carolina, party of the second part, witnesseth:

That Whereas, on the 15th day of November, 2006, Vanzant Properties, L.L.C., executed and delivered unto the said Trustee Services, Inc., Trustee, a certain Deed of Trust, which is recorded in the office of the Register of Deeds for Forsyth County, in Book RE 2709, page 1347; and

And Whereas, under and by virtue of the authority conferred by the said Deeds of Trust, and in accordance with the terms and stipulations of the same, and after due advertisement as in said Deeds of Trust prescribed and by law provided, the said Trustee Services, Inc., Trustee, did on the 24th day of September, 2008, at 12:00 o'clock noon at the Courthouse door expose to public sale the lands hereinafter described; and whereas, NewBridge Bank has become entitled to purchase the same at the price of - - -One Hundred Thousand and No/100- - - Dollars (\$ 100,000.00), which bid has been assigned to LSB Properties, Inc.;

And Whereas, the said purchase price has been fully paid or arranged to be paid as in said Deed of Trust prescribed:

Now, Therefore, in consideration of the premises and of the sum of - - -One Hundred Thousand and No/100- - - Dollars (\$100,000.00) paid to the said party of the first part by the said party of the second part, the receipt whereof is hereby acknowledged, and under and by virtue of the

power and authority by said Deed of Trust conferred, the said Trustee Services, Inc., Trustee as aforesaid, does hereby bargain, sell and convey unto the said LSB Properties, Inc., its successors and assigns, that certain parcel or tract or lot of land lying and being in Forsyth County, State of North Carolina, and defined and described as follows, to wit:

**See EXHIBIT "A" attached hereto and
incorporated herein by reference.**

To have and to hold said land and premises and all privileges and appurtenances thereto belonging unto the said LSB Properties, Inc., its successors and assigns forever, in as full and ample manner as the said Trustee Services, Inc., Trustee as aforesaid, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, Trustee Services, Inc., Trustee, has caused this instrument to be duly executed, this 10th day of October, 2008.

TRUSTEE SERVICES, INC.
TRUSTEE

By: [Signature]
Charles H. McGirt, President

Davidson County, North Carolina

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Charles H. McGirt as President of Trustee Services, Inc., Trustee.

Date: 10/10/2008

[Signature: Donna B. Hord]
(Official signature of notary)
Donna B. Hord Notary Public
(Notary's printed or typed name)

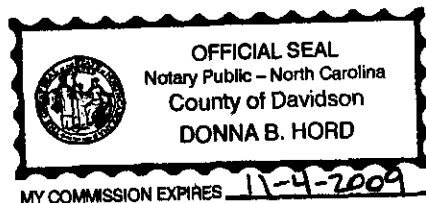


EXHIBIT "A"

BEGINNING at an iron stake, said iron being located in the eastern right-of-way line of Madison Avenue, said stake also being located in the southwestern corner of Lot 159 as shown on the map described below; running thence South 88 degrees 10 minutes East 125 feet along the southern line of said Lot 159 to an iron stake; running thence South 1 degree 50 minutes West 55 feet to an iron stake, said iron stake being located in the northern line of Lot 157 on the map described below; running thence North 88 degrees 10 minutes West 125 feet to an iron stake in the eastern line of Madison Avenue; thence along Madison Avenue North 1 degree 50 minutes East 55 feet to the **BEGINNING**. Being known and designated as Lot 158 as shown on the Map of ARDMORE, SECTION 4, same being of record in Plat Book 2 at Page 96(2) in the Forsyth County Registry, less a 25-foot strip off the eastern side of said lot.

Together with all right, title and interest in a perpetual easement for ingress and egress as conveyed by instrument recorded in Deed Book 949 at Page 313, Forsyth County Registry.

PROPERTY ADDRESS: 803 Madison Avenue, Winston-Salem, NC 27103