

ENVELOPE

2008052892 00152  
FORSYTH CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXTX  
**\$137.00**  
PRESENTED & RECORDED:  
10-28-2008 03:44 PM  
KAREN GORDON  
REGISTER OF DEEDS  
BY: LORA SMALL  
DPT  
**BK: RE 2860**  
**PG: 765-767**

Prepared by: Nodell, Glass, and Haskell, LLP

Return to: Nodell, Glass, and Haskell, LLP, 5540 Centerview Drive, Suite 416, Raleigh, NC 27606

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GRANT DEED IN LIEU OF FORECLOSURE

The undersigned grantor(s) declare(s):

The Grantee herein was the Beneficiary

The amount paid by the Grantee over and above the unpaid debt was \$68,069.71

The Documentary Transfer Tax is \$137.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Margaret A. Thacker ["Grantor(s)"] hereby GRANTS IN LIEU OF FORECLOSURE to Green Tree Servicing, LLC, 1400 Turbine Drive, Suite 200, Rapid City, SD 57703 ("Grantee") the following property in the County of Forsyth, State of North Carolina, and more particularly described as follows:

See Legal Description attached herein

This deed is an absolute conveyance, the grantor(s) having sold said land to the grantee for a fair and adequate consideration.

Grantor declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this Deed, between Grantor and Grantee with respect to said land. It is the intent of the parties that the execution, delivery and recordation of this Grant Deed in Lieu of Foreclosure, shall not merge with the Deed of Trust, and that Lender and their successors and assigns, shall continue to enjoy all rights and remedies set forth in the Deed of Trust, including the right to foreclose either by judicial action or under the power of sale contained in the Deed of Trust.

Dated: 10-15-08

Margaret A. Thacker  
Margaret A. Thacker

State of Florida

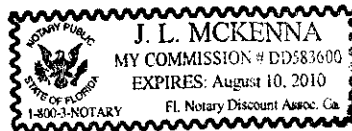
County of Okeechobee

I, a Notary Public of the County and State aforesaid, certify that Margaret A. Thacker personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 15<sup>th</sup> day of October, 2008.

J. L. McKenna  
Notary Public

My Commission Expires: August 10, 2010



d. 8. 2008 10:51AM

US BANK DOCUMENT CENTER

NO. 0442 P. 9

## EXHIBIT "A"

BEGINNING at an iron on the western right-of-way line of Judge Clement Road, southeastern corner of the James H. Fair property (see Will Book 74E, Page 751); said beginning point being further known and designated as a point along said right-of-way line North 22 deg. 24 min. 32 sec. West 99.88 feet from an iron, iron marking the northeastern corner of the Bobby L. Perry property (see Deed Book 1907, Page 1525, Forsyth County Registry); FROM SAID BEGINNING POINT thence continuing with the western line of said Judge Clement Road South 22 deg. 24 min. 32 sec. East 99.88 feet to the aforementioned iron, northeastern corner of said Perry property; thence continuing with the northern line of said Perry property South 79 deg. 2 min. West 343.80 feet to an iron in the eastern line of Ford Consumer Finance Company, Inc. property (see Deed Book 1888, Page 2418, Forsyth County Registry); thence continuing with the eastern line of said Ford property North 0 deg. 29 min. 26 sec. West 100.10 feet to an iron, southwestern corner of said Fair property; thence continuing with the south line of said Fair property North 79 deg. 8 min. East 305.78 feet to the point and place of BEGINNING, containing 0.732 acres, more or less, according to the a survey prepared by Larry Lerue Calahan, RLS L-2499, dated April 16, 1998.

Being the same and identical property as described in Deed Book 883, Page 158, Forsyth County Registry.

Tax Lot 11, Block 5177, Forsyth County/City Tax Maps

TOGETHER WITH a security interest in that certain 1999, 52 X 28  
TITAN home, serial number 49-99-252-2734 AB.