

2008060068 00049

FORSYTH CO, NC FEE \$17.00  
STATE OF NC REAL ESTATE EXTX**\$70.00**

PRESENTED &amp; RECORDED:

**12-29-2008 09:42 AM**

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: BETTY C CAMPBELL

DPT

**BK: RE 2866****PG: 3897-3898**

\* 1 0 3 . 0 8 - 1 0 4 0 1 2 . F C 0 1 . 2 0 6 \*

TRUSTEE'S DEED

08-109012

Grantee's Address:

The Bank of New York on behalf of CIT Mortgage Loan  
Trust, 2007-1  
715 S. Metropolitan Ave.  
Oklahoma City, Oklahoma 73108

Drawn by and Mail to:

61

Shapiro & Ingle  
8520 Cliff Cameron Drive, Suite 300  
Charlotte, NC 28269

Tax Code#:6827-57-3843.00

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

\$ 70.00 REVENUE STAMPS

THIS DEED, made December 23, 2008 by and between Elizabeth B. Ells, Substitute Trustee per document recorded in Book 2859 Page 2472 Forsyth County, North Carolina Registry, for Craig A. Williamson, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and The Bank of New York on behalf of CIT Mortgage Loan Trust, 2007-1, hereinafter, whether one or more, referred to as "second party" (the singular masculine pronoun wherever hereinafter used to be construed as masculine, feminine or neuter and as singular or plural as the context may indicate or require),

WITNESSETH, THAT WHEREAS, Under date of December 22, 2006, James L. Reaves executed and delivered unto Craig A. Williamson, as trustee, a certain deed of trust which is duly recorded in the office of the Register of Deeds for Forsyth County, N.C., in Book 2719, Page 3083, to which reference is hereby made; and whereas, default having occurred in payment of the indebtedness secured by said deed of trust and in the performance of the stipulation and conditions therein contained, due demand was made upon the first party 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 a special proceeding having been instituted on October 23, 2008 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 08 SP 2533; and whereas, under and by virtue of the power and authority in him vested by the said deed of trust and in accordance with the terms and stipulation of same and after due advertisement as in said deed of trust provided and as by law required, the first party at 12:00 PM on December 11, 2008 did expose the land described in said deed of trust, and hereinafter described and conveyed, to sale at public auction at the Forsyth County Courthouse door, when and where The Bank of New York on behalf of CIT Mortgage Loan Trust, 2007-1 became the last and highest bidder for the said land at the price of \$35,395.00 and whereas the first party duly reported said sale to the Clerk of Superior Court of said county, as by law

required, and thereafter said sale remained open ten days and no advance bid was placed thereon within the time allowed by law.

NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by The Bank of New York on behalf of CIT Mortgage Loan Trust, 2007-1, the receipt of which acknowledged, and pursuant to the authority vested in him by the terms of said deed of trust, said first party, Substitute Trustee as aforesaid, does hereby bargain, sell, grant and convey unto The Bank of New York on behalf of CIT Mortgage Loan Trust, 2007-1 all that certain lot or parcel of land, lying and being in, Forsyth County, State of North Carolina, and more particularly described as follows:

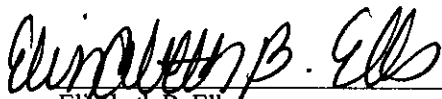
BEING known and designated as Lot(s) 37 and 38 on the map of Lincoln Park, plat of which is recorded in Plat Book 4, at Page 79 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description of said lots.

LESS & EXCEPT:

BEGINNING at a point, the northeast corner of Lot 39, Tax Block 2093 and the southerly right of way line of Indiana Avenue; thence along said right of way line the following two calls: South 88 deg 58 min 10 sec East 50.20 feet to a point; South 82 deg 41 min 02 sec East, 50.20 feet to a point, the northwesterly corner of Lot 36, Tax Block 2093; thence with the westerly line of said lot South 09 deg 52 min 34 sec West, 12.36 feet to an iron stake, a new corner; thence crossing the Grantor along the following two lines, which form the new southerly right of way line of Indiana Avenue, running 30 feet south of and parallel to the survey centerline thereof (Project 89006); along a curve to the left, chord bearing and distance of North 86 deg 53 min 04 sec West, 68.92 feet (with an arc distance of 69.01 feet and radius of 380.00 feet) to a point; South 87 deg 54 min 46 sec West 28.57 feet to an iron stake in the easterly line of aforesaid Lot 39, Tax Block 2093, a new corner; thence along said line North 01 deg 42 min 15 sec West, crossing an iron stake on line a total distance of 16.78 feet to the BEGINNING. Containing 1481.09 square feet.

TO HAVE AND TO HOLD the said land, together with all the privileges and appurtenances thereunto belonging, unto said second party, its successors and assigns, forever, in as full and ample manner as the first party, Substitute Trustee, is authorized and empowered to convey the same.


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

 (SEAL)  
Elizabeth B. Ells  
Substitute Trustee

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, Sarah K. Rhyne, Notary Public in and for the State and County aforesaid, do hereby certify that Elizabeth B. Ells, Substitute Trustee, personally appeared before me this day and acknowledged the due execution by her of the foregoing and attached instrument as Substitute Trustee.

WITNESS my hand and official seal this December 23, 2008.

  
Sarah K. Rhyne  
Notary Public

My Commission expires: October 29, 2011

