

2009011631 00243

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX

\$380.00

PRESENTED & RECORDED:

03-23-2009 04:11 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
ASST

BK: RE 2880

PG: 2223-2227



PREPARED BY: Bruce Magers, Esq.
245 Nanzetta Way
Lewisville, NC 27023

RETURN TO: Steve Smith, Esq.
250 Executive Park Blvd., Suite 109
Winston-Salem, NC 27103

B6x116

NORTH CAROLINA]
]]
FORSYTH COUNTY]

TRUSTEE'S DEED

THIS INDENTURE, made this the 16th day of March, 2009, by Bruce Magers, Trustee in Bankruptcy for Alpha Group Acquisitions, LLC, Party of the First Part; and Yadkin Valley Investments, LLC, Party of the Second Part;

WITNESSETH:

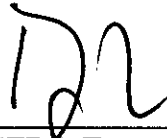
The Party of the First Part, by virtue of the power and authority given in and by an Order of the United States Bankruptcy Court for the Middle District of North Carolina Approving Private Sale of Realty, dated January 15, 2009, a copy of which is attached hereto marked Exhibit "A," and in consideration of Ten Dollars and other valuable considerations (\$10.00 & O.V.C.), lawful money of the United States paid by the Party of the Second Part, does hereby grant, convey and release unto the Party of the Second Part, its successors and assigns forever, Debtor's interest in certain realty located in Forsyth County, North Carolina, located at 3439 Myer Lee Drive, Winston-Salem, N.C., and more particularly described as follows:

See Attached Exhibit B

together with the appurtenances and also all of the estate which the said Alpha Group Acquisitions, LLC had at the time of the filing of the petition in bankruptcy in said United States Bankruptcy Court for the Middle District of North Carolina, in said premises, and also the estate therein which the Party of the First Part has or has power to convey or dispose of as Trustee in Bankruptcy for Alpha Group Acquisitions, LLC, Debtor.

TO HAVE AND TO HOLD the premises herein granted unto the Party of the Second Part, its successors and assigns forever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set his hand and seal the day and year first above written.



[SEAL]

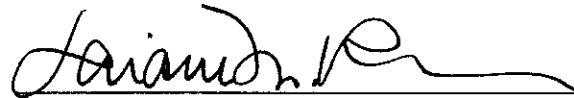
BRUCE MAGERS, Trustee in Bankruptcy
for Alpha Group Acquisitions, LLC (See Exhibit C)

STATE OF NORTH CAROLINA]

COUNTY OF FORSYTH]

I, Diane M. Ramos, certify that Bruce Magers 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.

Date: March 16, 2009



Diane M. Ramos, Notary Public

My Commission Expires: August 16, 2012

(Of ~~Diane M~~) **DIANE M. RAMOS**
Notary Public, North Carolina
County of Forsyth
My Commission Expires August 16, 2012

EXHIBIT A

UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF NORTH CAROLINA
CASE NO. B-08-50867

IN RE:]	
]	
ALPHA GROUP ACQUISITIONS, LLC]	ORDER APPROVING PRIVATE SALE OF REALTY
]	
Debtor(s)]	
_____]	

THIS MATTER coming before the Court for consideration on Application for Private Sale of Realty filed on December 4, 2008; and it appears to the Court that Notice of the foregoing Application was sent to creditors on December 5, 2008, allowing any objection to the Application to be made on or before December 22, 2008; it further appears to the Court from a review of the Application and the official file that no objections have been made and that good cause exists for the approval of the private sale to Yadkin Valley Investments, LLC pursuant to which the Trustee will proceed with sale of Debtor's interest in certain realty located at 3439 Myer Lee Drive, Winston-Salem, N.C., which is more particularly described on attached Exhibit A, and the bankruptcy estate will receive the gross sum of \$190,000.00 for the Debtor's interest in subject realty.

From the foregoing, the Court finds that no objections have been filed to the proposed sale and that it is in the best interest of all parties to approve the sale as requested, the Court further finding that the proposed sale is fair and reasonable.

WHEREFORE, IT IS HEREBY ORDERED that Trustee's Application to Approve Private Sale of Realty as set forth hereinabove to Yadkin Valley Investments, LLC, is approved and allowed, the bankruptcy estate to receive the gross sum of \$190,000.00 for Debtor's interest in the above-referenced realty.

Catharine R. Carruthers

January 15, 2009

UNITED STATES BANKRUPTCY JUDGE

EXHIBIT B

BEGINNING at a ½ inch established iron pipe being located in the northeastern corner of the Grantors' property as recorded in Forsyth County Registry Deed Book 2009, page 86, said established iron pipe further being in the southern margin of a 100-foot right of way of Southern Railroad, also being in the northwestern corner of that property owned by Amp, Inc., as recorded in Forsyth County Registry Deed Book 1119, at Page 540; thence from said Beginning established iron pipe and running South 27 degrees 32' 50" East 540.61 feet to an existing railroad spike in the northern right of way of Myer Lee Drive; thence with the northern right of way of Myer Lee Drive South 63 degrees 32' West 160.47 feet to a ¼ inch iron pipe; thence North 21 degrees 20' 10" West 109.69 feet to a ¼ inch iron pipe; thence North 67 degrees 36' 12" East 47.63 feet to a ¼ inch iron pipe; thence North 23 degrees 51' 23" West 435.44 feet to a ¼ inch iron pipe in the southern margin of a 100-foot right of way of Southern Railroad; thence with the southern margin of said right of way of Southern Railroad North 63 degrees 48' 06" East 73.13 feet to a ½ inch established iron pipe, the point and place of Beginning. According to a map and unrecorded survey by Daniel Walter Donathan, RLS, May 4, 2000 and being a portion of that property as described in Forsyth County Registry Deed Book 1362, at Page 508.

EXHIBIT C

FORM B9B (Chapter 7 Corporation/Partnership No Asset Case) (12/07)

Case Number 08-50867

UNITED STATES BANKRUPTCY COURT
Middle District of North Carolina

Notice of Chapter 7 Bankruptcy Case, Meeting of Creditors, & Deadlines

A chapter 7 bankruptcy case concerning the debtor(s) listed below was filed on 5/23/08.

You may be a creditor of the debtor. **This notice lists important deadlines.** You may want to consult an attorney to protect your rights. All documents filed in the case may be inspected at the bankruptcy clerk's office at the address listed below. NOTE: The staff of the bankruptcy clerk's office cannot give legal advice.

See Reverse Side For Important Explanations

Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, trade, and address):

Alpha Group Acquisitions, LLC
 498 Knob View Dr.
 Winston Salem, NC 27104

Case Number:
 08-50867

Taxpayer ID/Employer ID/Other Nos.:

Attorney for Debtor(s) (name and address):
 A. Carl Penney
 P. O. Box 21103
 Winston-Salem, NC 27120-1103
 Telephone number: (336) 725-0297

Bankruptcy Trustee (name and address):
 Bruce Magers
 245 Nanzetta Way
 Lewisville, NC 27023
 Telephone number: (336)945-2022

Meeting of Creditors

Date: **June 20, 2008**

Time: **09:00 AM**

Location: **Creditors Meeting Room, First Floor, 226 South Liberty Street, Winston-Salem, NC 27101**

Important notice to individual debtors: Effective July 1, 2002, all individual debtors must provide **picture identification and proof of social security number** to the trustee at the meeting of creditors. Failure to do so may result in your case being dismissed.

Creditors May Not Take Certain Actions:

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

Please Do Not File a Proof of Claim Unless You Receive a Notice To Do So.

Creditor with a Foreign Address:

A creditor to whom this notice is sent at a foreign address should read the information under "Do Not File a Proof of Claim at This Time" on the reverse side.

Address of the Bankruptcy Clerk's Office:
 226 S. Liberty Street
 Winston-Salem, NC 27101
 Telephone number: (336) 397-7785

For the Court:
 Clerk of the Bankruptcy Court:
 Reid Wilcox

Hours Open: Monday - Friday 8:00 AM - 5:00 PM

Date: 5/27/08