

2009028020 00114

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT

\$69.00

PRESENTED & RECORDED:

06-25-2009 10:45 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS
BY: C MCCUMMINGS
DPTY

BK: RE 2898

PG: 2352-2353

ENVELOPE

EXCISE TAX: \$69.00
PARCEL #:6844-18-6873.00

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

SUBSTITUTE TRUSTEE'S DEED

THIS DEED, made this the 23rd day of June, 2009, by and between David A. Simpson, P.C., Substitute Trustee in the Deed of Trust hereinafter mentioned, of Mecklenburg County, North Carolina, hereinafter referred to as "Grantor," and GMAC Mortgage, LLC, 1100 Virginia Drive Fort Washington, PA 19034, hereinafter referred to as "Grantee".

W I T N E S S E T H

WHEREAS, on November 25, 2002, Alicia T. Massey, executed and delivered unto Randy Warlick and Amy E. Johnson, as Trustee, a certain Deed of Trust which was duly recorded on November 27, 2002, in Book 2301 at Page 192 in the Office of the Register of Deeds for Forsyth County, North Carolina, to which reference is hereby made; and

WHEREAS, Grantor was appointed as Substitute Trustee under the foregoing Deed of Trust, pursuant to a Substitution of Trustee which was duly recorded on April 14, 2009, in Book RE 2884 at Page 1789 in the Office of the Register of Deeds for Forsyth County, North Carolina to which reference is hereby made; and

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust, due demand was made upon the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust that he foreclose on said Deed of Trust and sell the property under the terms thereof; 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 stipulations of same, having instituted a special proceeding before the Clerk of Superior Court of Forsyth County, North Carolina, captioned "09-SP-775" and after due advertisement as provided in the Deed of Trust and as by law required, and due and timely notice having been given to the parties to said special proceeding, and a proper hearing having been conducted on the Thursday, May 21, 2009, where upon the Clerk of Superior Court of Forsyth County, North Carolina authorized Grantor to proceed under said Deed of Trust and sell the real property as hereinafter described, Grantor, at 12:00 PM, on June 11, 2009, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to prior liens, restrictions, easements, conveyances and releases, for sale at public auction at the Forsyth County Courthouse, in the City of Winston-Salem, North Carolina, when and where Grantee became the last and highest bidder for the said land at the price of \$34,241.87; and

WHEREAS, Grantor duly reported said sale to the Clerk of Superior Court of Forsyth County, North Carolina, 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; and

WHEREAS, said purchase price has been fully paid; and

Alicia T. Massey aka Alicia Massey, 4806.0002670
Prepared by and Return to:
Kellam & Pettit, P.A.
Attn: Nancy Lynn Muscarella
2701 Coltsgate Road, Suite 300
Charlotte, NC 28211

NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt of which is hereby acknowledged, and pursuant to the authority vested in him by the terms of said Deed of Trust, Grantor, as Substitute Trustee, does hereby bargain, sell, grant and convey unto the Grantee, its successors and assigns, all of that certain lot or parcel of land, lying and being in Forsyth County, State of North Carolina, and being more particularly described as follows:

Beginning at an existing iron pin in the Western right of way line of Argonne Boulevard, said iron being the Southeast corner of the Theodore Halsey property as described in Deed Book 1117, Page 1283, Forsyth County Registry; running thence from said point of Beginning with the Western right of way line of Argonne Boulevard South 14 degrees 30 minutes 00 seconds East 50.15 feet to an existing iron pin located in the Western right of way line of Argonne Boulevard, said iron pin also being the Northeast corner of the Gene Pack property as described in Deed Book 1687, Page 3925, Forsyth County Registry; running thence with the Northern boundary line of said Gene Pack property South 74 degrees 48 minutes 50 seconds West 144.75 feet to an existing iron pin located in the Eastern boundary line of the John Thomas property as described in Deed Book 1342, Page 723, Forsyth County Registry, said iron pin also being the Northwest corner of said Gene Pack property; running thence with the Eastern boundary line of said John Thomas property North 12 degrees 46 minutes 46 seconds West 49.84 feet to an existing iron pin located in the Eastern boundary line of said John Thomas property, said iron pin also being the Southwest corner of said Theodore Halsey property, running thence with the Southern boundary line of said Theodore Halsey property North 74 degrees 40 minutes 21 seconds East 143.26 feet to the point and place of BEGINNING, containing 0.165 acres, more or less, according to a survey by Philip T. Hedrick, R.L.S., dated April 1, 1998 and BEING KNOWN AND DESIGNATED as Lots Nos. 537 and 538 as shown on the plat of Longview Development Subdivision, #2, recorded in Plat Book 1, Page 39A, Forsyth County Registry.

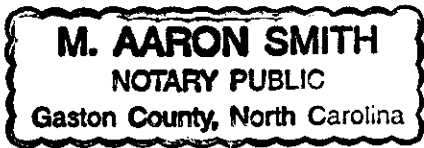
Tax Block 1781, Lots 537 & 538

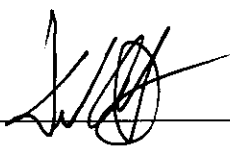
Property Address: 1542 Argonne Boulevard, Winston-Salem, North Carolina 27127

To Have and to Hold the said land, together with all the privileges and appurtenances thereunto belonging, unto said Grantee, its successors and assigns, forever, in as full and ample manner as Grantor is authorized and empowered as Substitute Trustee to convey the same.

In Witness Whereof, Grantor, the Substitute Trustee, of the aforesaid Deed of Trust, has hereunto set his hand and affixed his seal, the day and year first above-written.

David A. Simpson, P.C.
Substitute Trustee

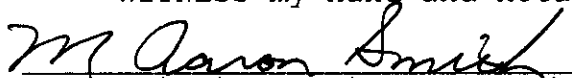


BY:  (SEAL)
David A. Simpson
President

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, M. Aaron Smith, a Notary Public of Gaston County and State aforesaid certify that David A. Simpson personally came before me this day, and I have personal knowledge of the identity of the principal and acknowledged that he is the President of David A. Simpson, P.C., a North Carolina Corporation and that by authority duly given and as an act of the corporation has voluntarily signed the foregoing instrument in its name and on its behalf as its act and deed as Substitute Trustee.

WITNESS my hand and notarial seal, this day June 23, 2009.


My Commission Expires: November 6, 2013
Notary Public M. Aaron Smith