



2009035634 00007

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT
\$252.00

PRESENTED & RECORDED:

08-07-2009 09:18:00 AM

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

BK: RE 2906

PG: 3949-3951

THIS INSTRUMENT PREPARED BY Matressa R. Morris &**RETURN TO:**Nationwide Trustee Services, Inc.,
Substitute Trustee
1587 Northeast Expressway
Atlanta, Georgia 30329
770-234-9181, ext. 1228

OUR File No.: 432.0807203NC/Olmedo/M

Tax Parcel No.: 3006 130

Excise Tax: \$ 252.00

This instrument prepared by Mark A. Baker, a licensed North Carolina Attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

STATE OF NORTH CAROLINA

SUBSTITUTE TRUSTEE'S DEED

COUNTY OF FORSYTH

THIS SUBSTITUTE TRUSTEE'S DEED, made this 29 day of July, 2009, by and between **Nationwide Trustee Services, Inc.**, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and **Countrywide Home Loans Inc.**, whose address is P. O. Box 10232, Simi Valley, CA 93065, ("Grantee");**WITNESSETH:****WHEREAS**, Geovanni Q. Olmedo and Joyce A. Morrison, executed and delivered a Deed of Trust dated April 28, 2003, and recorded in Book 2346 at Page 3626 of the Forsyth County Public Registry, to Shapiro & Kreisman, Trustee; and**WHEREAS**, Countrywide Home Loans Inc. is the owner and holder of the indebtedness secured by said Deed of Trust; and**WHEREAS**, default having occurred in the payment of the indebtedness secured by said Deed of Trust and Grantor having been substituted as trustee, as set forth in Book RE 2844 at Page 1559-1560 of the Forsyth County Public Registry, due demand was made on the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust that he foreclose the 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 said Deed of Trust and according to the terms and the stipulations of the same, and having instituted a special proceeding before the Clerk of Superior Court of Forsyth County, entitled "09 SP 824", and after due advertisement as in said Deed of Trust provided and as by law required, and due and timely notice having been given to the parties of said special proceeding, and a proper hearing having been conducted on June 23, 2009, whereupon 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 herein-below described, Grantor, at 12:00 PM, on July 15, 2009, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to any and all superior liens, including without limitation, the lien of unpaid taxes and assessments, land transfer taxes, if any, easements, conditions, restrictions and matters of record, for sale at public auction at the Forsyth County Courthouse door in Winston-Salem, North Carolina, when and where Countrywide Home Loans Inc. became the last and highest bidder for said land at the price of \$125,657.10; and**WHEREAS**, Grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as required by law, and thereafter said sale remained open ten days, and no increased bid has been filed within the time allowed by law;

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

All that parcel of land lying in Middlefork Township, County of Forsyth and State of North Carolina, containing 2.250 acres, more or less, as shown on a survey dated April 18, 1984 by Gupton-Skidmore Associates, and being described more particularly as follows:

BEGINNING AT AN IRON STAKE, northwest corner of said parcel, said point being the Northeast corner of the property of Tommy M. Alphin (Record Book 1380 at Page 999) and the Northwest corner of the property of R.L. Fletcher (Record Book 1377 at page 1151) and being the Southeast corner of the property of Stanley R. Norris (Deed Book 1189, page 666) and Southwest corner of Sunny Terrace Section One (Plat Book 26, page 22) and being located North 05° 04' 13" East 1124.83 feet from an iron stake located in the North right of way line of Day Road; and running from said place of beginning with the South line of R. L. Fletcher South 56° 40' 21" East 330.67 feet to an iron stake; running thence South 05° 04' 13" West 286.88 feet to an iron stake located in the North line of the property of Gregory D. Fox; running thence with the North line of the property of Gregory D Fox North 73° 47' 48" West 296.86 feet to an iron stake located in the East line of the property of Tommy M. Alphin; and running thence with the East line of the property Tommy M. Alphin North 05° 04' 13" East 386.11 feet to the place of beginning.

Together with a perpetual and non-exclusive right of way and easement for ingress and regress (including the right to have same traversed by public utility lines and the right to maintain same for vehicular traffic) over and across a parcel of land 20 feet in width and 769.06 in length leading from the Northeast corner of aforesaid 2.250 acre parcel to an access and utility easement (hereinafter described and sometimes referred to as La-Crest Court), the North line of which easement is described more particularly as follows:

BEGINNING at an iron stake, Northeast corner of aforesaid 2.250 acre parcel and running thence with the South line of the property of R.L Fletcher South 56° 40' 21" East 679.06 feet to an iron stake located in the West line of culdesac at the Northern terminus of 60 foot access easement hereafter described and

TOGETHER with a perpetual and non-exclusive right of way and easement for ingress and regress (including the right to have same traversed by public utility lines and the right to maintain same for vehicular traffic) over and across a parcel of land designated as La-Crest Court on aforesaid survey by Gupton-Skidmore Associates, said street being described as follows:

BEGINNING at an iron stake located in the North right of way line of Day Road, said point being located the three (3) following courses and distances along the North right of way line of Day Road from the old Southeastern corner of the property of Powell Day with the Southwestern corner of the property of Stanley E. Norris (Deed Book 1216, page 1542, Tax Lot 111, Block 3010, Forsyth County Tax Maps); (1) North 53° 34' 53" West 658.68 feet to an iron stake; (2) North 54° 26' 49" West 106.44 feet to an iron stake; and (3) North 67° 39' 16" West on a curve to the left a chord distance of 91.43 feet to an iron stake, aforesaid point of Beginning; and running thence as a curve to the left North 00° 33' 03" East a chord distance of 137.26 feet to an iron stake; running thence North 09° 13' 09" West 398.00 feet to an iron stake; running thence on a curve to the right North 14° 03' 52" East a chord distance of 19.76 feet to an iron stake; running thence on a curve to the left North 06° 07' 59" East a chord distance of 57.01 feet to an iron stake; running thence on a curve to the left North 55° 30' 39" West a chord distance of 55.71 feet to an iron stake; running thence on a curve to the left South 63° 41' 38" West a chord distance of 55.61 feet to an iron stake; running thence on a curve to the left South 11° 13' 46" East a chord distance of 77.18 feet to an iron stake, running thence on a curve to the right South 32° 30' 10" East a chord distance of 19.76 feet to an iron stake; running thence South 09° 13' 09" East 398.80 feet to an iron stake; running thence on a curve to the right South 00° 41' 31" West * a chord distance of 118.57 feet to an iron stake located in the North right of way line of Day Road; and running thence with the North right of way line of Day Road on a curve to the right South 81° 17' 56" East a chord distance of 60.03 feet to an iron stake, the place of BEGINNING. Aforesaid street being designated La-Crest Court of aforesaid survey.

*Curve Data as follows; Delta =22° 39' 08"; Tangent = 75.00'; Radius = 374.45' ; and C = 147.08'.

Said property is commonly known as 4955 Lacrest Court NKA 4996 Lacrest Court, Walkertown, NC 27051.

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

IN WITNESS WHEREOF, Grantor, Substitute Trustee of the aforesaid Deed of Trust, has hereunto set his hand and affixed his seal the day and year first above written.

Matressa R. Morris (SEAL)
Matressa R. Morris as Authorized Signer
of Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

I, Laquenia Trezevant, a Notary Public of the county and State aforesaid, certify that **Matressa R. Morris** personally appeared before me this day and acknowledged that he (or she) is Authorized Signer of **Nationwide Trustee Services, Inc.**, Substitute Trustee, and that he (or she) is authorized to do so, executed the foregoing attached instrument on behalf of the Corporation.

WITNESS my hand and notary stamp or seal this 29th day of July, 2009.

Laquenia Trezevant
Notary Public
NOTARY SEAL

My Commission Expires: May 29, 2010

Our File No.: 432.0807203NC/MRM
Borrower: Giovanni Q. Olmedo and Joyce A. Morrison
Property Address: 4955 Lacreast Court NKA 4996 Lacreast Court, Walkertown, NC 27051

Laquenia Trezevant
Notary Public, State of Georgia
DeKalb County
My Commission Expires May 29, 2010

