



2009046021 00184

FORSYTH CO, NC FEE \$22.00  
 STATE OF NC REAL ESTATE EXTX  
**\$160.00**

PRESENTED & RECORDED:  
 10-19-2009 03:33:00 PM

C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: E. NAVARRO  
 DPTY

**BK: RE 2917**  
**PG: 671-672**

Drafted by and Return to:

Stamps: \$160.00

Meadows & Aderhold, P.A.  
 2596 Reynolda Road, Suite C  
 Winston-Salem, North Carolina 27106

(Box 62)

STATE OF NORTH CAROLINA )

SUBSTITUTE TRUSTEE'S DEED

COUNTY OF FORSYTH )

**THIS DEED**, made this 28 day of August, 2009, by and between MARK T. ADERHOLD, Substitute Trustee in the Deed of Trust hereinafter mentioned, of Forsyth County, North Carolina (hereinafter referred to as "Grantor"), and WINSTON-SALEM CITY EMPLOYEES CREDIT UNION, a state chartered credit union duly organized and existing under the laws of the State of North Carolina, whose mailing address is 711 Salem Avenue, Winston-Salem, North Carolina 27101 (hereinafter referred to as "Grantee");

WITNESSETH:

**WHEREAS**, on the 4<sup>th</sup> day of April, 2008, GENARO MONDRAGON executed and delivered unto TONY B. EBRON, as Trustee, a certain Deed of Trust which is duly recorded in the Office of the Register of Deeds for Surry County, North Carolina, in Book 2823 at Page 2693 to which reference is hereby made; 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 2894 at Page 3733 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-1120, 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 to said special proceeding, and a proper hearing having been conducted on July 1, 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 hereinbelow described, Grantor, at 3:00 P.M. on July 24, 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 steps in Winston-Salem, North Carolina, when and where WINSTON-SALEM CITY EMPLOYEES CREDIT UNION became the last and highest bidder for said land at the price of \$80,000.00;

**WHEREAS**, Grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as by law required, and thereafter said sale remained open ten (10) days and no advance bid was placed thereon in the time allowed by law; and

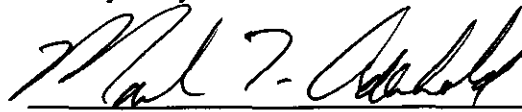
**WHEREAS**, said purchase price has now been fully paid; and

**NOW, THEREFORE**, in consideration of the premises and the payment of said purchase price by Grantee, the receipt 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 its successors and assigns, all that certain lot or parcel of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly described as follows (including permanent structures, if any, and any other improvements attached to the real property including any mobile home or manufactured home, whether single wide or double wide, located thereon):

**BEING KNOWN AND DESIGNATED** as Lot Numbers 52, 53 and 54, as shown on the Map of A. T. COX as recorded in Plat Book 9, Page 117, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

**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 the same.

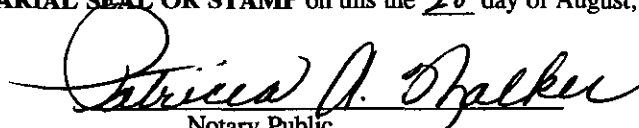
**IN WITNESS WHEREOF**, Grantor, Substitute Trustee of the aforesaid Deed of Trust, has hereunto set his hand and affixed his seal the day and year first above written.

 (SEAL)  
MARK T. ADERHOLD, Substitute Trustee

STATE OF NORTH CAROLINA     )  
  )  
COUNTY OF FORSYTH         )

I, Patricia A. Walker, a Notary Public of the County of Forsyth, State of North Carolina, do hereby certify that **MARK T. ADERHOLD, Substitute Trustee**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

**WITNESS MY HAND AND NOTARIAL SEAL OR STAMP** on this the 28 day of August, 2009.

  
Notary Public

My Commission Expires: October 17, 2011

