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FORSYTH CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXT

\$153.00

PRESENTED & RECORDED:
02-22-2010 03:31:00 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY B. CAMPBELL
DPTV

**BK: RE 2933
PG: 4116-4118**

Drafted by and Return to: Meadows & Aderhold, P.A.
Stamps: \$153.00 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 22 day of February, 2010, 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 GREEN TREE SERVICING, LLC (successor in interest to Green Tree Financial Servicing Corporation), a Delaware limited liability company, whose mailing address is 1400 Westgate Center Drive, Suite 101, Winston-Salem, North Carolina 27103 (hereinafter referred to as "Grantee");

WITNESSETH:

WHEREAS, on the 5th day of March, 1998, MICHAEL EDWARD SPANGLER and ANGELA LYNCH SPANGLER executed and delivered unto DON E. FUQUAY, as Trustee, a certain Deed of Trust which is duly recorded in the Office of the Register of Deeds for Forsyth County, North Carolina, in Book 1989 at Page 3245 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 2924 at Page 4400 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-2831, 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 January 13, 2010, 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 February 8, 2010, 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 GREEN TREE SERVICING, LLC (successor in interest to GREEN TREE FINANCIAL SERVICING CORPORATION) became the last and highest bidder for said land at the price of \$76,500.00;

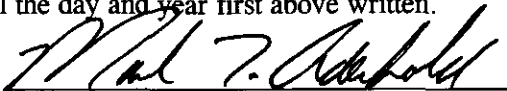
WHEREAS, Grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as by law required, and thereafter said sale remained open ten (10) days and no advance bid was placed thereon in the time allowed by law; and

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 in Exhibit "A" which is attached hereto and incorporated herein by reference (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).

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.

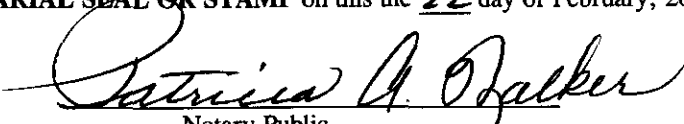
IN WITNESS WHEREOF, Grantor, Substitute Trustee of the aforesaid Deed of Trust, has hereunto set his hand and affixed his seal the day and year first above written.


(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 22 day of February, 2010.


Notary Public

My Commission Expires: October 17, 2011



Exhibit A

BEGINNING at a iron found in the southern margin of the right of way of N.C.S.R. 1940 (a/k/a Lake Woussickett Road), said iron being in the northwest corner of the property of James Tuttle (see Deed recorded in Book 1431, Page 1203, Forsyth County Registry), now or formerly; thence with the western boundary line of the aforesaid property of James Tuttle South 03 deg. 00 min. 00 sec. West 450.00 feet to an iron set, said iron being located North 03 deg. 00 min. 00 sec. East 456.93 feet from an iron found; thence North 87 deg. 00 min. 00 sec. West 176.55 feet to an iron set; thence a new line North 03 deg. 00 min. 00 sec. East 526.89 feet to an iron set in the southern margin of Lake Woussickett Road; thence with the Southern margin of Lake Woussickett Road South 66 deg. 15 min. 00 sec. East 188.50 feet TO THE POINT AND PLACE OF BEGINNING, containing approximately 2.00 acres as shown on unrecorded survey dated January 12, 1998, prepared by R. Craig Sizemore, R.L.S. (Job No. 971203), which survey is incorporated herein by this reference.