2010033617 00178

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

\$84.00

PRESENTED & RECORDED: 09-03-2010 04:30:32 PM

C. NORMAN HOLLEMAN REGISTER OF DEEDS BY: S. GRIFFITH

BK: RE 2962 PG: 3790-3792

## TRUSTEE'S DEED

Deed Stamps: \$84.00

Prepared by: Elizabeth M. Repetti

After recording return to:

Bell, Davis & Pitt, P.A. 106

P. O. Box 21029

Winston-Salem, NC 27120-1029

The property does not include the primary residence of the Substitute Trustee. NCGS § 105-317.2.

Tax ID # 6844-14-6427.00

NORTH CAROLINA )
FORSYTH COUNTY )

THIS DEED made this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2010, by Elizabeth M. Repetti, Substitute Trustee, having a mailing address of P.O. Box 21029, Winston-Salem, NC 27120-1029, to Bank of the Carolinas, having a mailing address of 1107 S. Church St., Asheboro, NC 27203.

## WITNESSETH:

That whereas, Family Trust of Barbara Cox Low, Barbara Cox Low Trustee, on July 13, 2006, made and executed to Richard Burleson, Trustee, a Deed of Trust recorded in Book 2678, Page 874 upon the lands hereinafter described, and whereas the said Family Trust of Barbara Cox Low, Barbara Cox Low Trustee failed to comply with the terms of said Deed of Trust; and whereas Elizabeth M. Repetti was duly appointed substitute trustee by instrument recorded in Book 2946, Page 1942; and whereas the said Substitute Trustee in compliance with the terms of said Deed of Trust exposed said lands to public sale to the highest bidder, after due advertisement, on August 20, 2010, at the Forsyth County Courthouse door in Winston-Salem, North Carolina, when and where, and after the expiration of all upset bid periods, Bank of the Carolinas became the last and highest bidder with a bid amount of \$41,700.00.

:

NOW, THEREFORE, for and in consideration of the premises and other valuable consideration to the said Substitute Trustee by the said Bank of the Carolinas, the receipt whereof is hereby acknowledged, the said Substitute Trustee does by these presents hereby sell and convey unto the said Bank of the Carolinas, and its heirs, successors and assigns, the following tract of land lying in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 44 as shown on the Map of Carlton Bluff which is recorded in Plat Book 8, Page 89 in the Office of the Register of Deeds of Forsyth County, North Carolina to which map reference is made for a more particular description.

Property Address: 2622 Dudley Street Winston-Salem, NC 27107

TO HAVE AND TO HOLD said lands to the said Bank of the Carolinas, its heirs, successors and assigns, to their use and benefit forever;

And the said Substitute Trustee covenants that she is seized of said premises and has the right to convey her interest, as Trustee, in the same, and that she will warrant and defend the title to the same insofar as it is her duty to do so by virtue of her said office as Substitute Trustee and no further; subject, however, to any unpaid taxes and special assessments, easements, rights-of-way and restrictions of record, if any, and all encumbrances existing prior to the recording of the above referenced Deed of Trust.

The property described herein is being conveyed "AS IS, WHERE IS." Except as expressly set forth above, neither the Trustee nor the beneficiary of the Deed of Trust foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representatives of either the Trustee or the beneficiary of the Deed of Trust foreclosed make any representation or warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at or relating to the property conveyed, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed.

IN TESTIMONY WHEREOF, the said Substitute Trustee has hereunto set her hand and seal on the date first above written.

ELIZABETH M. REPETT

(SEAL)

Substitute Trustee

## Book 2962 Page 3792

Forsyth County, North Carolina

I, certify that Elizabeth M. Repetti Substitute Trustee, personally appeared before me this day and acknowledging to me that she voluntarily signed the foregoing instrument. Witness my hand and official stamp or seal, this day of 2010.

Official Signature of Notary

(Official Seal)

Notary Public, North Carolina COUNTY OF DAI/IDSON CHERYL L. VAUGHAN

Cheryl L. Vaughan

Notary's printed or typed name, Notary Public

My commission expires: 3/19/2012