


2011015128 00027

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

\$70.00

PRESENTED & RECORDED:

04-21-2011 09:52:50 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 2998
PG: 3242-3244

TRUSTEE'S DEED

Deed Stamps: \$70.00

 Prepared by: Elizabeth M. Repetti
 After recording return to:
 Bell, Davis & Pitt, P.A.
 P. O. Box 21029
 Winston-Salem, NC 27120-1029

ENVELOPE

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

Tax ID # 6838-64-4813.00

NORTH CAROLINA

)

FORSYTH COUNTY

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)

 THIS DEED made this 18 day of April, 2011, by Elizabeth M. Repetti, Substitute Trustee, having a mailing address of P.O. Box 21029, Winston-Salem, NC 27120-1029, to Bernard F. Bennett, Sr., having a mailing address of 112 Walnut Street, Rochester, NH 03867.

WITNESSETH:

That whereas, Twin County Properties Inc. on June 13, 2001, made and executed to Jerone C. Herring, Trustee, a Deed of Trust recorded in Book 2180, Page 3395 and re-recorded in Book 2311, at Page 1163 upon the lands hereinafter described, and whereas the said Twin County Properties Inc. 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 2967, Page 2916; 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 December 29, 2010, at the Forsyth County Courthouse door in Winston-Salem, North Carolina,

when and where, and after the expiration of all upset bid periods, Bernard F. Bennett, Sr. became the last and highest bidder with a bid amount of \$34,440.00.

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

BEGINNING at an iron stake in the eastern right-of-way of Pacific Drive; same also being the southwest corner of Lot 17-B, in Tax Block 2999 of the Forsyth County Tax Maps; thence from said iron running along the southern boundary line of said Lot 17-B, Tax Block 2999 of the Forsyth County Tax Maps, South 87° 18' 12" East 395.55 feet to an iron located in the western boundary line of Lot 23-B in Tax Block 2999 of the Forsyth County Tax Maps; running thence South 1° 51' 44" West 41.48 feet to an iron; thence South 89° 40' 29" East 49.05 feet to an iron; thence South 22° 49' 52" East 84.16 feet to an iron; thence South 1° 56' 10" East 90.45 feet to an iron; thence North 87° 38' 10" West 336.89 feet to an iron, running along the eastern right-of-way line of Pacific Drive, North 33° 30' West 257.12 feet to the point and place of BEGINNING; containing 1.82 acres, more or less, as shown on a survey by Daniel W. Donathan, Registered Land Surveyor, dated June 6, 1988.

**Also known as: Tax Block: 2999 Lot: 38-B
975 Pacific Drive, Winston-Salem, NC**

TO HAVE AND TO HOLD said lands to the said Bernard F. Bennett, Sr., 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.

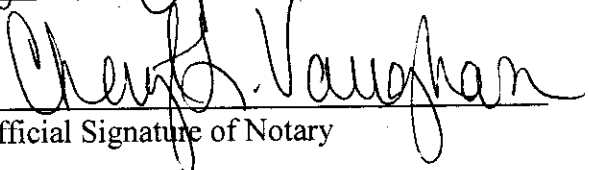
The property described herein is being conveyed "AS IS, WHERE IS." Except as expressly set forth above, neither the Trustee nor the beneficiary of the Deed of Trust foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representatives of either the Trustee or the beneficiary 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.


 _____ (SEAL)
 ELIZABETH M. REPETTI
 Substitute Trustee

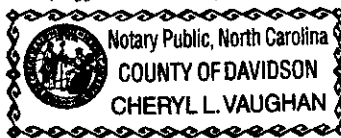
Forsyth County, North Carolina

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 18 day of April, 2011.



 Official Signature of Notary

(Official Seal)



 Cheryl L. Vaughan
 Notary's printed or typed name, Notary Public

My commission expires: 3/19/2012