

FORSYTH CO, NC FEE \$25.00  
STATE OF NC REAL ESTATE EXTX  
**\$30.00**

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

*Drafted by Bowen C. Houff*  
Return to: Blanco Tackabery & Matamoros, P.A. / Box 52  
Post Office Drawer, 25008  
Winston-Salem, NC 27114-5008

STATE OF NORTH CAROLINA                    )  
  )  
COUNTY OF FORSYTH                        )

SUBSTITUTE TRUSTEE'S DEED

WITNESSETH:

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust and Grantor having been substituted as Trustee, due demand was made on the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust that it 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 it 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, File No. 11 SP 76, 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 February 15, 2011, 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 1:00 p.m. on March 31, 2011, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to all taxes, liens, restrictions, easements, conveyances and releases, for sale at public auction at the Forsyth County Hall of Justice, Winston-Salem, North Carolina; and

WHEREAS, Grantee became the last and highest bidder at the said sale for the purchase price of \$15,000.00 (by credit bid); and

WHEREAS, after the Report of Foreclosure Sale was filed with the Forsyth County Clerk of Superior Court, 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 (by credit against the debt secured by the said Deed of Trust).

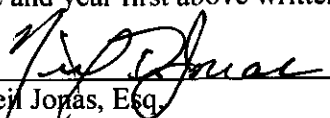
NOW, THEREFORE, in consideration of the premises and the payment of said purchase price by Grantee, the receipt of which is hereby acknowledged, and pursuant to the authority vested in it by the terms of the said Deed of Trust, Grantor does hereby bargain, sell, grant and convey unto Grantee and its 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:

Being Lot No. 22 as shown on the plat of Eastern Heights as recorded in Book 73, Page 546 in the office of the Register of Deeds of Forsyth County, North Carolina. (Deed Book 175, Page 234). Being the same as that described in Deed Book 1343, Page 734, Public Registry of Forsyth County, North Carolina.

Property Located at 1314 Jackson Avenue, Winston-Salem, NC 27101;  
Parcel ID# 6836-71-9609.00

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, subject to all liens, taxes, restrictions, easements, conveyances and releases not extinguished in the said Special Proceeding.

IN WITNESS WHEREOF, Grantor, Substitute Trustee of the aforesaid Deed of Trust, has caused this instrument to be executed as of the date and year first above written.

  
\_\_\_\_\_  
Neil Jonas, Esq.  
Substitute Trustee  
Post Office Box 21433  
Winston-Salem, NC 27120  
Phone: (336) 397-0036  
Fax: (336) 397-0106

STATE OF NORTH CAROLINA       )  
  )  
COUNTY OF FORSYTH        )

I, SHARON S. TATUM, a Notary Public of FORSYTH  
County, State of North Carolina, certify that Neil Jonas personally came before me this day and  
acknowledged the execution of the foregoing document for the purposes stated therein and in the  
capacity indicated.

Witness my hand and seal, this 24<sup>th</sup> day of May, 2011.

Sharon S. Tatum  
\_\_\_\_\_, Notary Public

My Commission Expires: 7-20-14

