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

PRESENTED & RECORDED:
05-25-2011 10:24:53 AM

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

BK: RE 3003
PG: 1071-1073

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

Property Address: 1314 Jackson Avenue, Winston-Salem, NC 27101; Parcel ID# 6836-71-9609.00
Excise Tax: \$30.00

STATE OF NORTH CAROLINA)
) SUBSTITUTE TRUSTEE'S DEED
COUNTY OF FORSYTH)

THIS DEED, made this 24th day of May, 2011, by and between Neil Jonas, Substitute Trustee in the Deed of Trust hereinafter mentioned, of Forsyth North Carolina, (hereinafter referred to as "Grantor"), and Southern Community Bank and Trust, Post Office Box 26134, Winston-Salem, North Carolina 27104, (hereinafter referred to as "Grantee");

WITNESSETH:

WHEREAS, on April 24, 2008, A&R Property Investments, LLC executed and delivered unto SCBT, Inc., as Trustee, a certain Deed of Trust which was duly recorded in the Office of the Register of Deeds for Forsyth County, North Carolina, in Book 2827, Page 2255 (Grantor was substituted as Trustee by document recorded in Book 2977, Page 2003 of the Forsyth County Public Registry on November 29, 2010, 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, 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).

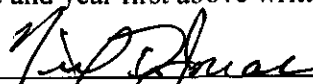
NOW, THEREFORE, in consideration of the premises and the payment of said purchase price by Grantee, the receipt of which is hereby acknowledged, and pursuant to the authority vested in it by the terms of the said Deed of Trust, Grantor does hereby bargain, sell, grant and convey unto Grantee and its 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 24th day of May, 2011.

Sharon S. Tatum
_____, Notary Public

My Commission Expires: 7-20-14

