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FORSYTH CO, NC FEE \$22.00
STATE OF NC REAL ESTATE EXT
\$64.00PRESENTED & RECORDED:
09-08-2011 09:21:33 AMC. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
ASSTBK: RE 3018
PG: 3364-3365STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)EXCISE TAX: \$64.00
PARCEL #:6827-95-2085.00
SUBSTITUTE TRUSTEE'S DEED

THIS DEED, made this the 7th day of September, 2011, by and between David A. Simpson, P.C., 6047 Tyvola Glen Circle, Charlotte, NC 28217, Substitute Trustee in the Deed of Trust hereinafter mentioned, of Mecklenburg County, North Carolina, hereinafter referred to as "Grantor," and MetLife Home Loans, a division of MetLife Bank, NA, 3900 Capital City Blvd, Lansing, MI 48906, hereinafter referred to as "Grantee".

W I T N E S S E T H

WHEREAS, on January 29, 2009, Mary C. Kinzer, executed and delivered unto Ralph E. Rosynek, Jr., as Trustee, a certain Deed of Trust which was duly recorded on February 12, 2009, in Book No. RE 2873, at Page 1105 in the Office of the Forsyth County, Public Registry, to which reference is hereby made; and

WHEREAS, Grantor was appointed as Substitute Trustee under the foregoing Deed of Trust, pursuant to a Substitution of Trustee which was duly recorded on May 20, 2011, in Book No. RE3002, at Page 2910 in the Office of the Forsyth County, Public Registry to which reference is hereby made; and

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust, due demand was made upon the Grantor by the holder of the indebtedness secured by said Deed of Trust that it foreclose on 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 the said Deed of Trust and in accordance with the terms and stipulations of same, having instituted a special proceeding before the Clerk of Superior Court of Forsyth County, North Carolina, captioned "11-SP-1247" and after due advertisement as provided in the Deed of Trust 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 Thursday, July 21, 2011, where 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 hereinafter described, Grantor, at 12:30 PM on August 25, 2011, 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, in the City of Winston-Salem, North Carolina, when and where MetLife Home Loans, a division of MetLife Bank, NA became the last and highest bidder for the said land at the price of \$32,000.00; and

Mary C. Kinzer, 8948
Prepared by and Return to:
Rogers Townsend & Thomas, PC
Attn: Jenny Myers
2550 West Tyvola Road, Suite 520
Charlotte, NC 28217



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

WHEREAS, said purchase price has been fully paid; and

NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt of which is hereby acknowledged, and pursuant to the authority vested in it by the terms of said Deed of Trust, Grantor, as Substitute Trustee, does hereby bargain, sell, grant and convey unto the Grantee, its successors and assigns, all of that certain lot or parcel of land, lying and being in Forsyth County, State of North Carolina, and being more particularly described as follows:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF NORTH CAROLINA, COUNTY OF FORSYTH, AND IS DESCRIBED AS FOLLOWS:

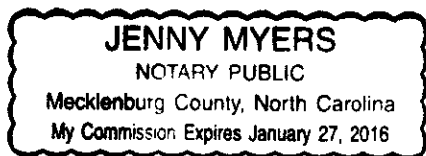
BEING KNOWN AND DESIGNATED AS LOTS 13, 14 AND 15 ON THE MAP OF MARVIN HEIGHTS AS SURVEYED AND PLATTED BY J.A. WALKER, ENG., MAY 1923, AND RECORDED IN PLAT BOOK 3 AT PAGE 42A IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

PARCEL NUMBER(S): 6827-95-2085.00 (ALSO KNOWN AS 20250.13)


The above described property is not the primary residence of the Grantor.

To Have and to Hold the said land, together with all the privileges and appurtenances thereunto belonging, unto said Grantee, its successors and assigns, forever, in as full and ample manner as Grantor is authorized and empowered as Substitute Trustee to convey the same.

In Witness Whereof, Grantor, the Substitute Trustee, of the aforesaid Deed of Trust, has hereunto set its hand and affixed its seal, the day and year first above-written.



David A. Simpson, P.C.
Substitute Trustee

BY:  (SEAL)
David A. Simpson
President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Jenny Myers, a Notary Public of Mecklenburg County and State aforesaid certify that David A. Simpson personally came before me this day, and I have personal knowledge of the identity of the principal and acknowledged that he is the President of David A. Simpson, P.C., a North Carolina Corporation and that by authority duly given and as an act of the corporation has voluntarily signed the foregoing instrument in its name and on its behalf as its act and deed as Substitute Trustee.

WITNESS my hand and notarial seal, this day September 7, 2011.

My Commission Expires: January 27, 2016
Notary Public: Jenny Myers

