


2011040694 00101

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$35.00

PRESENTED & RECORDED:

10-24-2011 11:38:26 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3025
PG: 3668-3670

JWT97394145

 NORTH CAROLINA
 FORSYTH COUNTY

 REVENUE STAMPS: \$35.00
*The Grantor in this instrument is a Substitute Trustee.
 Therefore, the property described herein is not the
 primary residence of the Grantor.*
SUBSTITUTE TRUSTEE'S DEED

 Drawn by: Jeff D. Rogers
 Post Office Drawer 26268
 Raleigh, North Carolina 27690-8162

 Mail to: Creditor's Rights
 Smith Debnam
 P O Box 26268
 Raleigh, NC 27690-8162

ENVELOPE

 Parcel ID No. 6835-85-7822.00

This deed, made and entered into this 21 day of October, 2011, by and between Jeff D. Rogers, acting as Substitute Trustee, Grantor, and hereinafter referred to as party of the first part, whose address is P O Box 26268, Raleigh, NC 27611-2668 and BRANCH BANKING AND TRUST COMPANY, Grantee, and hereinafter referred to as party of the second part, whose address is PO Box 1847 Wilson NC 27894.

WITNESSETH:

That whereas MICHAEL L. SUGGS AND DANA S. SUGGS executed to BB&T COLLATERAL SERVICE CORPORATION, Trustee upon the lands hereinafter described a Deed of Trust dated April 22, 2004, and recorded in Book 2467, Page 4290, in the Office of the Register of Deeds of FORSYTH County; and whereas Jeff D. Rogers was appointed as Substitute Trustee by instrument recorded in Book 3006, Page 350, FORSYTH County Registry; and whereas the indebtedness thereby secured being overdue and unpaid, and the holder of the said indebtedness having called upon the said Substitute Trustee to foreclose the said Deed of Trust, the said Substitute Trustee, after due advertisement as required by law, and the terms of the Deed of Trust, offered said land for sale at the FORSYTH County Courthouse on September 23, 2011, when and where BRANCH BANKING AND TRUST COMPANY became the last and highest bidder at the price of \$17,360.00 dollars; and whereas within five (5) days of said sale a report thereof was made to the Clerk of the Superior Court; and whereas said bid remained open for more than ten (10) days and no advance bid was offered, and no objection made.

Now therefore, the said Jeff D. Rogers, acting as Substitute Trustee as aforesaid, in consideration of the premises and of the said sum of \$17,360.00 dollars to him in hand paid, has bargained and sold and by these presents does bargain, sell, and convey unto the said BRANCH BANKING AND TRUST COMPANY, and its successors and assigns, the said land sold as aforesaid, the same lying and being in the County of FORSYTH, and State of North Carolina, and more particularly described and bounded as follows:

All that certain parcel of land lying and being situated in the County of Forsyth, State of NC, to-wit:

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and beginning at an iron stake on the South side of East First Street (formerly Bolews Creek Road); said stake being distant Eastwardly 203.4 feet from the Southeast intersection of Cameron Avenue and East First Street, and running thence from said beginning point along the South side of East First Street as the same curves South 69 degrees 35' East 67.2 feet to an iron stake, Northwest corner of Lot No. 3 on the hereinafter mentioned map; thence South 6 degrees West 225 feet to an iron stake; thence North 84 degrees West 65 to an iron stake, Southeast corner of Lot No. 5; thence along the East line S of Lots Nos 5, 5-A, and 1, North 6 degrees East 241.8 feet to an iron stake on the South side of East First Street, the place of beginning, the same being Lot. No. 2 on a map of Property of Hill Anc Graves, made by J.E. Ellerbe, C.E., on January 3, 1957, said map being unrecorded, and being a part of a 6 acre tract of land described in Deed Book 587 Page 10. For further reference see Deed Book 763 at Page 115 of the Forsyth County Registry.

Tax Map Reference: 2440-002H

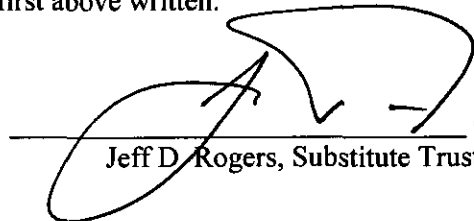
Being that parcel of land conveyed to Michael Suggs from Elizabeth B. Ells (SUB. TRUSTEE) by that deed dated 11/02/2001 and recorded 12/03/2001 in Deed Book 2216, at Page 1267 of the Forsyth County, NC Public Registry.

To have and to hold, said lands and premises, together with all privileges and appurtenances thereunto belonging to it, the said party of the second part and its heirs, successors and assigns, as such, in as full and ample a manner as the said Substitute Trustee has power to convey the same.

This conveyance is made subject to: (1) all prior liens, encumbrances, easements, right-of-ways, restrictive covenants or other restrictions of record affecting the property; (2) property taxes and assessments; (3) federal tax liens with respect to which proper notice was not given to the Internal Revenue Service; and (4) federal tax liens to which proper notice was given to the Internal Revenue Service and to which the right of redemptions applies.

The property is being conveyed "as is"; the undersigned makes no warranties or representations concerning the condition of the property conveyed, nor does the undersigned make any warranties of title.

In testimony whereof, said Jeff D. Rogers, acting as Substitute Trustee as hereinabove stated, has hereunto set his hand and seal the day and year first above written.

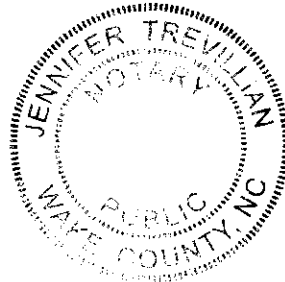
 (SEAL)
Jeff D. Rogers, Substitute Trustee


NORTH CAROLINA

WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that Jeff D. Rogers, Substitute Trustee, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 21 day of October, 2011.




Jennifer Trevillian, Notary Public
My Commission Expires: 1/14/15