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 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$56.00

PRESENTED & RECORDED:

03-13-2012 01:55:28 PM

 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS

 BY: PATSY RUTH DAVIS
 DPTY

BK: RE 3048
PG: 3364-3366
THIS INSTRUMENT PREPARED BY TRUSTEE SERVICES OF CAROLINA, LLC
RETURN TO: GRANTEE
William Marshall Trawick, Jr.
P. O. Box 1449
Welcome, NC 27374

File Number: 10-34134

PIN #: 3435 070
Excise Tax: \$56.00
STATE OF NORTH CAROLINA
Original to William M. Trawick Jr.
SUBSTITUTE TRUSTEE'S DEED
COUNTY OF FORSYTH

THIS SUBSTITUTE TRUSTEE'S DEED, made this 9th day of March, 2012, by and between Trustee Services of Carolina, LLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and **William Marshall Trawick, Jr.**, his successors and assigns as their interests may appear, whose address is **P. O. Box 1449, Welcome, NC 27374**, ("Grantee");

WITNESSETH:

WHEREAS, Bryce Revels, A Single Man, executed and delivered a **Deed of Trust** dated **October 19, 2007** and recorded on **October 25, 2007** in **Book RE 2791** at **Page 2673** of the Forsyth County Public Registry, to William R. Echols, as Trustee; and

WHEREAS, the beneficial interest of said Deed of Trust was originally held by and remains with, or was transferred and assigned to Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc.; and

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust and Grantor having been substituted as trustee, as set forth in **Appointment of Substitute Trustee** recorded on **November 19, 2010**, in **Book RE 2975, Page 3463** of the **Forsyth County Public Registry**, 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, entitled Special Proceedings No. 10 SP 2863, 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 of said special proceeding, and a proper hearing having been conducted on December 20, 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 herein below described, Grantor, on January 10, 2012 at 10:00AM, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to any and all superior liens, including without limitation, the lien of unpaid taxes and assessments, easements, conditions, restrictions and matters of record, for sale at public auction at the Forsyth County Courthouse door, when and where William Marshall Trawick, Jr. was the last and highest bidder for said land at the price of \$28,000.00; and

WHEREAS, Grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as required by law, and thereafter said sale remained open ten days, and no increased bid has been filed within the time allowed by law;

NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt and sufficiency 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 their 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:

BEGINNING AT AN IRON STAKE IN THE CENTER OF NORTH CAROLINA HIGHWAY NUMBER 9 (FORMERLY 109) NOW KNOWN AS THE NEW GERMANTON ROAD, AND RUNNING THENCE SOUTH 9 DEG. 22 MINS. WEST 100 FEET TO AN IRON STAKE IN THE MIDDLE OF SAID ROAD; THENCE SOUTH 88 DEG. 59 MINS. EAST 300 FEET TO AN IRON STAKE IN THE CENTER OF A BRANCH; THENCE NORTH ON THE EAST SIDE OF SAID BRANCH 104 FEET OF AN IRON STAKE; THENCE WEST CROSSING SAID BRANCH 326.7 FEET TO AN IRON STAKE IN THE CENTER OF THE HIGHWAY, POINT OF BEGINNING, CONTAINING 0.70 ACRES AND BEING A PORTION OF A TRACT OF LAND DEEDED TO C.C. FRY AND WIFE, BY SANFORD JESSUP AND WIFE, BY DEED DATED JULY 9, 1936, AND BEING THE SOUTH LOT FRONTING 100 FEET ON N.C. HIGHWAY NO. 8 (FORMERLY 109) AS SHOWN ON THE MAP COMPILED BY W.E. TUTTLE, SURVEYOR, SEE PLAT BOOK 13, PAGE 207, DEED BOOK 394, PAGE 136 AND DEED BOOK 580, PAGE 300, FORSYTH COUNTY REGISTRY.

Said property is commonly known as 4755 Germanton Road, Winston Salem, NC 27105.

TO HAVE AND TO HOLD the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantee, his successors and assigns, forever, in as full and ample manner, as Grantor, Substitute Trustee, is authorized and empowered to convey same.

IN WITNESS WHEREOF, Grantor, Substitute Trustee of the aforesaid Deed of Trust, has hereunto set its hand and affixed its seal the day and year first above written.

Trustee Services of Carolina, LLC
Substitute Trustee

By: *Aaron B. Anderson*
Aaron B. Anderson, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Callie L. Sellers, a Notary Public of NEW HANOVER County and State aforesaid, do hereby certify that Aaron B. Anderson, Member/Manager of Trustee Services of Carolina, LLC, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the professional limited liability company.

WITNESS my hand and notary stamp or seal this 9 day of MARCH, 2012.

Callie L. Sellers
Notary Public

2-18-2015
My Commission Expires

NOTARY SEAL

