



2012036770 00237

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$130.00

PRESENTED & RECORDED:
 08-21-2012 04:56:35 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: S. GRIFFITH
 ASST

BK: RE 3075**PG: 4275-4277***End of Day*

Do not write above this line

Excise Tax \$130.00	Tax Block, Lot	Parcel ID:
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Mail after recording to: Grantee; This instrument was prepared by: David H. Caffey BOX 57

Brief description for the index:

**NORTH CAROLINA TRUSTEE'S DEED**

THIS DEED made this the 21st day of August, 2012, by and between

TRUSTEE	DESIGNATED GRANTOR IN FORECLOSED DEED OF TRUST	GRANTEE
DAVID H. CAFFEY, SUBSTITUTE TRUSTEE <i>125P 763</i>	CRYSTAL MICHELE BEASLEY (WALKER)	C.A. BAILEY, JR. TRUSTEE UNDER THE C.A. BAILEY, JR. REVOCABLE DECLARATION OF TRUST DATED SEPTEMBER 23, 1996

The designation Designated Grantor, Trustee and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.


WITNESSETH, that whereas the Designated Grantor, on the 5TH day of FEBRUARY, 1998, CRYSTAL MICHELE BEASLEY made and executed to the Trustee, a Deed of Trust recorded in Book 1984, page 2658, FORSYTH County Registry, upon the lands hereinafter described; and whereas the Designated Grantor failed to comply with the terms of said Deed of Trust; and whereas DAVID H. CAFFEY was duly appointed Substitute Trustee; and whereas the said Substitute Trustee, in compliance with the terms of said Deed of Trust exposed said lands to public sale to the highest bidder, after due advertisement, on the 9 TH day of August, 2012 at the Courthouse door in FORSYTH COUNTY, NC, when and where the Grantee became the highest bidder at the sum of SIXTY-FIVE THOUSAND DOLLARS (\$65,000.00).

NOW, THEREFORE, for and in consideration of the premises and the sum of SIXTY FIVE THOUSAND Dollars (\$65,000.00) in hand paid to the said Trustee, by the said Grantee, the receipt of which is hereby acknowledged, the said Trustee does by these presents hereby sell and convey unto the said Grantee and his successors, heirs and assigns forever, the following tract and lot of land lying in FORSYTH County, North Carolina, and more particularly described as follows:

SEE ATTACHED DESCRIPTION

TO HAVE AND TO HOLD the aforesaid lot or parcel of land, to the Grantee, to Grantee's use forever; and the Trustee covenants with the Grantee, that the Trustee is seized of said premises and has the right to convey the same and that he will warrant and defend the title to the same in so far as it is his duty to do so by virtue of his said office as Trustee and no further.

IN WITNESS WHEREOF, the Substitute Trustee has caused this instrument to be executed, and has set his hand and adopted his "Seal", the day and year first above written.

 (SEAL)
DAVID H. CAFFEY, SUBSTITUTE TRUSTEE

<p>SEAL-STAMP</p> <p>GAIL S. PAGE NOTARY PUBLIC Davis County, North Carolina My Commission Expires 8-20-2015</p>	<p>NORTH CAROLINA - FORSYTH COUNTY</p> <p>I, <u>Gail S Page</u>, a Notary Public of <u>Davis</u> County, North Carolina, certify that DAVID H. CAFFEY, 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 <u>21st</u> day of August, 2012..</p> <p>My Commission Expires: <u>August 20, 2015</u> <u>Gail S. Page</u> Notary</p>
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_____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By:

Deputy/Assistant Register of Deeds

EXHIBIT "A"

BEGINNING at an iron stake at the northeast intersection of U.S. Highway No. 421 and 158 (both being the same Road) and Barbara Jane Avenue; said avenue being shown on the Map of Sam Fulp Development No. 2, said Map being recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Map Book 11, Page 78. Running thence with the north margin of the above mentioned Highway, north 54 deg. 15 min. East 78.9 feet to an iron stake D. F. Cockrums corner, thence with the line of said Cockrum, north 26 deg. 40 min. west 122.6 feet to an iron stake said Cockrums corner; thence with the line of said Cockrum, north 65 deg. 14 min. east 31.5 feet to an iron stake said Cockrums corner; thence with the line of Cockrum, north 17 deg. 35 min. west 113.4 feet to an iron stake said Cockrums corner in the line of R. Lee Angel; thence with the line of said Angel, and falling in with the line of T. W. Fulp, south 73 deg. 07 min. west 150.6 feet to an iron stake in the east margin of Barbara Jane Avenue; thence with the east margin of Barbara Jane Avenue, south 32 deg. 06 min. east 271.6 feet to the place of beginning, containing 00.62 acres.

ADDRESS: 3001 Old Greensboro Road, Winston-Salem, NC.