



2012040062 00117

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$210.00

PRESENTED & RECORDED
09-12-2012 12:55:20 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY LORI HOLLOWAY
DPTY

BK: RE 3079
PG: 3086-3087

THIS INSTRUMENT PREPARED BY Johnson & Freedman, LLC. & RETURN TO:

Nationwide Trustee Services, Inc.
Substitute Trustee *PO Box 105312*
1587 Northeast Expressway
Atlanta, Georgia 30329 **ENVELOPE**
770-234-9181

OUR File No.: 1179.J1100891NC/Dixon/M
Tax Parcel No.: 3900 400F
Excise Tax: \$ 210.00

This instrument prepared by Mark A. Baker, a licensed North Carolina Attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

STATE OF NORTH CAROLINA

SUBSTITUTE TRUSTEE'S DEED

COUNTY OF FORSYTH

THIS SUBSTITUTE TRUSTEE'S DEED, made this 28 day of August, 2012, by and between **Nationwide Trustee Services, Inc.**, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and **The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Mastor Grantor Trust**, whose address is 4600 South Syracuse Street, Suite 700, Denver, CO 80237, ("Grantee");

WITNESSETH:

WHEREAS, Timothy C Dixon, executed and delivered a Deed of Trust dated July 10, 2007, and recorded in Book RE 2767 at Page 3243 of the Forsyth County Public Registry, to Ralph L Bunch, Trustee; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Mastor Grantor Trust; 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 Book RE 3000 at Page 991-992 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 he 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 him 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 "11 SP 2003", 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 April 24, 2012, 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, at 12:00 PM, on August 8, 2012, 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, land transfer taxes, if any, easements, conditions, restrictions and matters of record, for sale at public auction at the Forsyth County Courthouse door in Winston-Salem, North Carolina, when and where The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Mastor Grantor Trust became the last and highest bidder for said land at the price of \$105,000.00; 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;

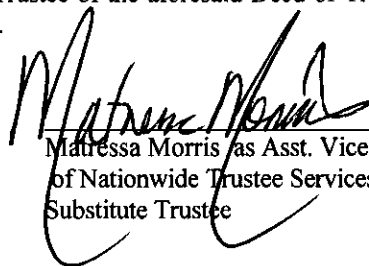
NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the authority vested in him by the terms of the said Deed of Trust, Grantor does hereby bargain, sell, grant and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

BEING all of Lot 400F as shown on the "FINAL PLAT FOR HILLCREST PROPERTY, LLC" as recorded in Plat Book 52 Page 93, Office of the Register of Deeds of Forsyth County, North Carolina.
BEING INFORMALLY KNOWN AS Tax Lot 400 F, Block 3900, Forsyth County Tax Records.

Said property is commonly known as 2950 Burlwood Drive, Winston Salem, NC 27103.

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 same.

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

 (SEAL)
Matressa Morris as Asst. Vice-President
of Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

I, Ronald Key, a Notary Public of the county and State aforesaid, certify that Matressa Morris personally appeared before me this day and acknowledged that he (or she) is Asst. Vice-President of **Nationwide Trustee Services, Inc.**, Substitute Trustee, and that he (or she) is authorized to do so, executed the foregoing attached instrument on behalf of the Corporation.

WITNESS my hand and notary stamp or seal this 28th day of August, 2012.


Notary Public

My Commission Expires: November 28, 2014

NOTARY SEAL

Our File No.: 1179.J1100891NC/M
Borrower: Timothy C Dixon
Property Address: 2950 Burlwood Drive, Winston Salem, NC 27103

