



2012044856 00014

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

10-10-2012 08:59:53 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3084

PG: 3088-3089



TRUSTEE'S DEED

12-024080

Grantee's Address:

Federal National Mortgage Association
 Fannie Mae
 PO Box 650043
 Dallas, TX 75265-0043

Drawn by and Mail to:

Shapiro & Ingle *Box 61*
 10130 Perimeter Parkway, Suite 400
 Charlotte, NC 28216

The property is not the primary residence of the Grantor, and Grantor has no knowledge of any foreclosed parties' use of the property. (N.C.G.S. § 105-317.2)

Tax Code#:6846-12-3615.00

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

NO REVENUE STAMPS

THIS DEED, made October 9, 2012 by and between Grady I. Ingle or Elizabeth B. Ells, Substitute Trustee per document recorded in Book 3061 Page 2723 Forsyth County, North Carolina Registry, for W. Hayes Foster, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and Federal National Mortgage Association, hereinafter, whether one or more, referred to as "second party" (the singular masculine pronoun wherever hereinafter used to be construed as masculine, feminine or neuter and as singular or plural as the context may indicate or require),

WITNESSETH, THAT WHEREAS, Under date of July 20, 2004, Willem Inman and Lorraine Inman executed and delivered unto W. Hayes Foster, as trustee, a certain deed of trust which is duly recorded in the office of the Register of Deeds for Forsyth County, N.C., in Book 2489, Page 1507, to which reference is hereby made; and whereas, default having occurred in payment of the indebtedness secured by said deed of trust and in the performance of the stipulation and conditions therein contained, due demand was made upon the first party by the owner and holder of the indebtedness secured by said deed of trust or part of same that he foreclose the said deed of trust and sell the property under the terms thereof and a special proceeding having been instituted on May 29, 2012 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 12SP1120; and whereas, under and by virtue of the power and authority in him vested by the said deed of trust and in accordance with the terms and stipulation of same and after due advertisement as in said deed of trust provided and as by law required, the first party at 12:00 PM on September 27, 2012 did expose the land described in said deed of trust, and hereinafter described and conveyed, to

sale at public auction at the Forsyth County Courthouse door, when and where JPMorgan Chase Bank, National Association became the last and highest bidder for the said land at the price of \$45,736.38 and whereas the first party duly reported said sale to the Clerk of Superior Court of said county, 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.

WHEREAS, JPMorgan Chase Bank, National Association requested transfer and assignment of its bid to Federal National Mortgage Association.


WHEREAS, under and by virtue of the authority contained in the certain Substitution of Trustee, as referenced herein, and filed with the Clerk of Forsyth County, North Carolina, the first party assigns said bid to Federal National Mortgage Association.

NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by Federal National Mortgage Association, the receipt of which acknowledged, and pursuant to the authority vested in him by the terms of said deed of trust, said first party, Substitute Trustee as aforesaid, does hereby bargain, sell, grant and convey unto Federal National Mortgage Association all that certain lot or parcel of land, lying and being in, Forsyth County, State of North Carolina, and more particularly described as follows:

Being known and designated as Lot No. 227 as shown on map of Fourteenth Street Development Company as recorded in Plat Book 2, Page 32A, Register of Deeds of Forsyth County, North Carolina, also see Book of Deeds No. 249 Page 132 and Book 376, Page 253

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

IN WITNESS WHEREOF, The said first party, Substitute Trustee as aforesaid, has hereunto set his hand and affixed his seal the day and year first above written.

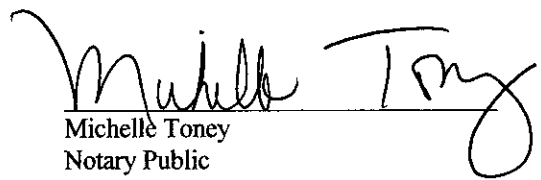
 (SEAL)
Jonathan P. Williams
Attorney-in-Fact for Grady I. Ingle
Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Michelle Toney, Notary Public for the State and County indicated on the seal or stamp affixed below, do hereby certify that Jonathan P. Williams attorney-in-fact for Grady I. Ingle, Substitute Trustee, duly authorized pursuant to an instrument recorded on February 9th, 2012 in book 27093, and page 663, Mecklenburg County Registry, personally appeared before me this day and acknowledged the due execution by her of the foregoing and attached instrument as duly authorized attorney-in-fact for the Substitute Trustee.

WITNESS my hand and official seal this October 9, 2012.


Michelle Toney
Notary Public

My Commission expires: March 26, 2013
12-024080

