



2013018278 00077

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

\$69.00

PRESENTED & RECORDED:

04-24-2013 10:34:34 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS

BY: OLIVIA DOYLE
ASST

BK: RE 3118

PG: 3596-3598

VMC97392686
NORTH CAROLINA
FORSYTH COUNTY

REVENUE STAMPS: \$69.00

*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 27611-6268

Mail to: Creditor's Rights
Smith Debnam
P.O. Box 26268
Raleigh, NC 27611-6268

Parcel ID No.: 6834-69-1149.00

This deed, made and entered into this 23rd day of April, 2013, 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 27611-6268 and BRANCH BANKING AND TRUST COMPANY, Grantee, and hereinafter referred to as party of the second part, whose address is P.O. Box 1847, Wilson, NC 27894.

WITNESSETH:

That whereas WILLARD L. MCCLOUD, JR. AND MARGARET B. MCCLOUD executed to BB&T COLLATERAL SERVICE CORPORATION, Trustee upon the lands hereinafter described a Deed of Trust dated October 18, 2002, and recorded in Book 2291, Page 2340, 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 2953, Page 3161, 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 March 15, 2013, when and where BRANCH BANKING AND TRUST COMPANY became the last and highest bidder at the price of \$34,170.00 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 \$34,170.00 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:

Being known and designated as Lot 37 and 38 on the Map of Dixie Heights recorded in Plat Book 3, Page 17, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being that parcel of land conveyed to Willard L. McCloud, Jr. and wife, Margaret B. McCloud, Willard L. McCloud, III and M. Monique McCloud from Willard L. McCloud, Sr. by that deed dated 01/30/1997 and recorded 02/03/1997 in Deed Book 1933, at Page 3710 of the Forsyth County, NC Public Registry.

Being that parcel of land conveyed to Willard L. McCloud, Jr. from Willard L. McCloud, III and sister, M. Monique McCloud and Willard L. McCloud, Jr. and wife, Margaret B. McCloud by that deed dated 03/27/1998 and recorded 04/06/1998 in Deed Book 1995, at Page 4110 of the Forsyth County, NC Public Registry.

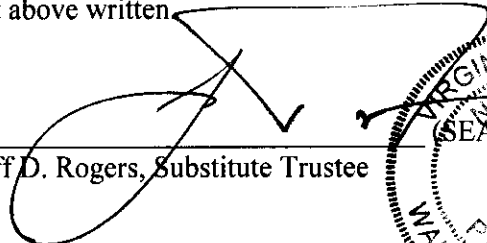
Being that parcel of land conveyed to Willard L. McCloud, Jr. from Willard L. McCloud, Jr. and wife, Margaret B. McCloud by that deed dated 03/31/1998 and recorded 04/06/1998 in Deed Book 1995, at Page 4112 of the Forsyth County, NC Public Registry.

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.

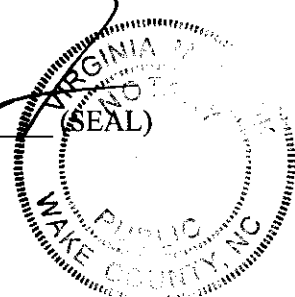
This conveyance is made subject to: (1) all prior liens, encumbrances, easements, right-of-ways, restrictive covenants or other restrictions of record affecting the property; (2) property taxes and assessments; (3) federal tax liens with respect to which proper notice was not given to the Internal Revenue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



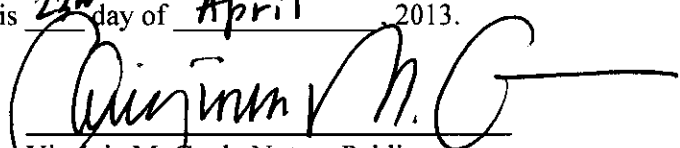
Jeff D. Rogers, Substitute Trustee



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 22nd day of April, 2013.



Virginia M. Cook, Notary Public
My Commission Expires: 12/30/2014