2013021026 00442

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

\$48.00
PRESENTED & RECORDED

05-09-2013 12:49:38 PM

C. NORMAN HOLLEMAN REGISTER OF DEEDS BY: S. GRIFFITH ASST

BK: RE 3121 PG: 4492-4493

## TRUSTEE'S DEED

Deed Stamps: \$48.00

Prepared by: Alexander B. Stubbs After recording return to: Bell, Davis & Pitt, P.A. P. O. Box 21029 Winston-Salem, NC 27120-1029

The property does not include the primary residence of the Substitute Trustee. NCGS § 105-317.2.

NORTH CAROLINA	)
	)
FORSYTH COUNTY	)

THIS DEED made this 2 day of May, 2013, by Alexander B. Stubbs, Substitute Trustee, having a mailing address of 301 S. Liberty Street, Ste. B, Winston-Salem, NC 27101, to Truliant Federal Credit Union, having a mailing address of P.O. Box 25371, Winston-Salem, NC 27114.

## WITNESSETH:

That whereas, Fish Pond Properties, LLC on October 14, 2005, made and executed to Joseph P. Clark, Trustee, a Deed of Trust recorded in Book 2609, Page 1601 upon the lands hereinafter described, and whereas the said Fish Pond Properties, LLC failed to comply with the terms of said Deed of Trust; and whereas Alexander B. Stubbs was duly appointed substitute trustee by instrument recorded in Book 3094, Page 4268; 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 April 26, 2013, (see file number 13 SP 152), at the Forsyth County Courthouse door in Winston-Salem, North Carolina, when and where, and after the expiration of all upset bid periods, Truliant Federal Credit Union became the last and highest bidder with a bid amount of \$24,000.00.

NOW, THEREFORE, for and in consideration of the premises and other valuable consideration to the said Substitute Trustee by the said Truliant Federal Credit Union, the receipt whereof is hereby acknowledged, the said Substitute Trustee does by these presents hereby sell and convey unto the said Truliant Federal Credit Union, and its successors and assigns, the following tract of land lying in Forsyth County, North Carolina and more particularly described as follows:

Being Lot No. 2 in Section 2 of the WHITFIELD PROPERTY as shown in Plat Book 6, page 55, recorded in the Office of the Register of Deeds, Forsyth County, North Carolina.

TO HAVE AND TO HOLD said lands to the said Truliant Federal Credit Union, its successors and assigns, to their use and benefit forever;

And the said Substitute Trustee covenants that he is seized of said premises and has the right to convey his interest, as Trustee, in the same, and that he will warrant and defend the title to the same insofar as it is his duty to do so by virtue of his said office as Substitute Trustee and no further; subject, however, to any unpaid taxes and special assessments, easements, rights-of-way and restrictions of record, if any, and all encumbrances existing prior to the recording of the above referenced Deed of Trust.

The property described herein is being conveyed "AS IS, WHERE IS." Except as expressly set forth above, neither the Trustee nor the beneficiary of the Deed of Trust foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representatives of either the Trustee or the beneficiary of the Deed of Trust foreclosed make any representation or warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at or relating to the property conveyed, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed.

IN TESTIMONY WHEREOF, the said Substitute Trustee has hereunto set his hand and seal on the date first above written.

ALEXANDER B. STUBBS

(SEAL)

Substitute Trustee

Forsyth County, North Carolina

I certify that Alexander B. Stubbs, Substitute Trustee, personally appeared before me this day and acknowledging to me that he voluntarily signed the foregoing instrument. Witness my hand and official stamp or seal, this S day of May, 2013.

(Official Seal)

Notary Public, North Carolina COUNTY OF DAVIDSON CHERYL L. VAUGHAN Signature of Notary Public

Cheryl L. Vaughan

Typed/Printed Name of Notary Public

My commission expires: <u>March 19, 2017</u>