



2013033839 00318
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$24.00

PRESENTED & RECORDED:
07-19-2013 04:04:25 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
DPT

BK: RE 3135
PG: 4441-4443

THIS INSTRUMENT PREPARED BY & RETURN TO:

Post Sale
Brock & Scott, PLLC
5431 Oleander Drive, Suite 200
Wilmington, NC 28403
File Number: 10-27618
PIN #: 1655 010
Excise Tax: \$24.00

ENVELOPE

STATE OF NORTH CAROLINA

SUBSTITUTE TRUSTEE'S DEED

COUNTY OF FORSYTH

NCGS 105-317.2 Report on transfers of real property – requirements

Grantor's address: see above "return to" address

Grantee's address: see below paragraph

Primary residence: As the Substitute Trustee of a special proceedings foreclosure file, this firm does not occupy any property as its residence. As to the original mortgagor(s), this firm does not have any specific knowledge as to whether the mortgagor(s) were occupying the property at the time of foreclosure sale.

This instrument was prepared by: Brock & Scott, PLLC, a licensed North Carolina attorney/law firm. The Grantee is receiving title because they were the successful bidder at a foreclosure sale of the below mentioned property. Any potential bidders were notified that the sale of the property would be made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record. Therefore, the Grantee assumes responsibility for any unpaid taxes.

THIS SUBSTITUTE TRUSTEE'S DEED, made this July 8, 2013, by and between Trustee Services of Carolina, LLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and **Deutsche Bank National Trust Company FKA Bankers Trust Company of California, National Association as Trustee for Vendee Mortgage Trust 1999-3**, its successors and assigns as their interests may appear, whose address is **c/o BAC Home Loans, 7105 Corporate Drive, Plano, TX 75024**, ("Grantee");

WITNESSETH:

WHEREAS, Wanda Robertson and Emeikio Robertson, executed and delivered a **Deed of Trust dated July 27, 1999 and recorded on July 27, 1999 in Book 2078 at Page 3343 of the Forsyth County Public Registry, to M.D. PARKER, as Trustee; and**



WHEREAS, the beneficial interest of said Deed of Trust was originally held by and remains with, or was transferred and assigned to Deutsche Bank National Trust Company FKA Bankers Trust Company of California, National Association as Trustee for Vendee Mortgage Trust 1999-3; 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 **Appointment of Substitute Trustee recorded on December 22, 2010, in Book RE 2981, Page 3225 of the Forsyth County Public Registry**, due demand was made on the Grantor by the 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 Special Proceedings No. 10 SP 3030, 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 May 8, 2013, 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, on June 5, 2013 at 2:00PM, 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, easements, conditions, restrictions, conveyances and releases, and matters of record, for sale at public auction at the Forsyth County Courthouse door, when and where Deutsche Bank National Trust Company FKA Bankers Trust Company of California, National Association as Trustee for Vendee Mortgage Trust 1999-3 was the last and highest bidder for said land at the price of \$11,830.00; 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 County of Forsyth, State of North Carolina, and being more particularly described as follows:

TRACT

I

BEING KNOWN AND DESIGNATED as Lot No. 10A as shown on Map of a portion of Greenway Place, Winston-Salem, North Carolina, as surveyed and platted by J. E. Ellerbe, C. E., and recorded in Book of Maps 12, at Page 118, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

TRACT

II

BEGINNING at an iron stake in the West line of Greenway Avenue 626 feet West of the North line of Seminole Street; thence, extending South 88° 20' West 149.3 feet to an iron stake; thence, North 01° 15' East 65 feet to an iron stake; thence, South 88° East 148 feet to the West line of Greenway Avenue; thence, along the West line of Greenway Avenue South 00° 30' West 55 feet to the point of BEGINNING, being Lot 10, Block D, as shown on the Map of Greenway Place, recorded in Plat Book 4, at Page 73, in the Office of the Register of Deeds of Forsyth County, North Carolina. Being the same property conveyed by Deed recorded in Deed Book 378, Page 50.

Said property is commonly known as 2330 Greenway Avenue, Winston Salem, NC 27105.

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.

Trustee Services of Carolina, LLC
Substitute Trustee

By: [Signature]
Aaron B. Anderson, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Ruth A. Turner, a Notary Public of New Hanover County and State aforesaid, do hereby certify that Aaron B. Anderson, Member/Manager of Trustee Services of Carolina, LLC, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

WITNESS my hand and notary stamp or seal this 8 day of July, 2013.

[Signature]
Notary Public

1-18-15
My Commission Expires

NOTARY SEAL

