


**2013041862 00095**

 FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$43.00**

 PRESENTED & RECORDED:  
**09-04-2013 01:08:49 PM**

 C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3144**  
**PG: 1928-1931**

Prepared by and return to: Brooks F. Bossong, PO Box 3463, Greensboro, NC 27402

**ENVELOPE**

NORTH CAROLINA

**SUBSTITUTE TRUSTEE'S DEED**

 Forsyth County  
 Stamps: \$43.00

**THIS DEED**, made this 27<sup>th</sup> day of August, 2013 by and between Brooks F. Bossong, Substitute Trustee, of Guilford County, North Carolina, hereafter called Grantor, and Truliant Federal Credit Union, hereafter called Grantee, whose address is Attn: Wes Sartin Jr., 3200 Truliant Way, Winston-Salem, NC 27103.

**WITNESSETH:**

**WHEREAS**, J & A Property Investments, LLC executed a Deed of Trust to Joseph P. Clark, as Trustee, dated August 8, 2008, as recorded in Book 2849, Page 2518, in the Forsyth County Registry to secure the payment of the indebtedness therein set out; and

**WHEREAS**, Grantor was substituted as Trustee by instrument recorded in Book 3115, Page 3747, Forsyth County Registry.

**WHEREAS**, default having occurred in the payment of the indebtedness secured by the said Deed of Trust, the holder of the Note thereby secured, as provided in the said Note, declared the entire sum due and payable by reason of such default, and demanded of the Trustee the foreclosure of the Deed of Trust and the sale of the property described therein for the purpose of satisfying the said indebtedness; and

**WHEREAS**, the Grantor brought a special proceeding before the Clerk of Superior Court of Forsyth County for the purpose of seeking authority to foreclose under the terms of the said Deed of Trust, pursuant to which the Clerk of Superior Court of the said county issued an Order authorizing the Trustee to proceed with the foreclosure sale (see file number 13 SP 1000 in the Office of the Clerk); and

**WHEREAS**, the Grantor, under and by virtue of the power of sale and authority vested in him by the Deed of Trust and according to the terms and stipulations of the Deed of Trust, after due and legal advertisement as required by law and the terms of the Deed of Trust, offered the land conveyed in the said Deed of Trust for sale at public auction for cash on June 28, 2013 at the Forsyth

County Courthouse, when and where Grantee became the last and highest bidder for the sum of \$21,500.00; and

**WHEREAS**, the Grantor duly reported the sale of the property described in the Deed of Trust to the Clerk of Superior Court of the said county as required by law, and the said sale remained open for more than ten (10) days, and no advance bid has been made, and no objection offered to the said sale; and

**WHEREAS**, the Grantee has complied with the terms of the said sale by paying the purchase price to the Grantor in the form of a credit against the outstanding balance of the indebtedness owing upon the Note secured by the Deed of Trust;

**NOW, THEREFORE**, the Grantor, in consideration of the premises and the payment of the purchase price by the Grantee, receipt of which is hereby acknowledged, and pursuant to the authority vested in him by the terms of the said Deed of Trust, does hereby bargain, sell, grant and convey unto the Grantee, its successors and assigns, all of that real property being in the City of Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows:

**See attached Exhibit A incorporated herein.**

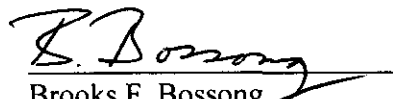
This conveyance is made subject to ad valorem taxes, prior encumbrances, assessments, unpaid water rents, easements, restrictions and rights of way of record, if any.

The property conveyed herein is sold "AS IS, WHERE IS." Neither the Trustee, nor the officers, directors, attorneys, employees, agents or authorized representatives of the Trustee 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 being offered for sale, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed.

**TO HAVE AND TO HOLD** the said land and premises, together with all privileges and appurtenances thereunto belonging to the Grantee, its heirs, and or successors and assigns, in as full and ample a manner as the Grantor, as Trustee, is authorized and empowered to convey the same.

When reference is made to the Grantor or Grantee, the singular shall include the plural, and the masculine shall include the feminine or the neuter.

**IN TESTIMONY WHEREOF**, the Grantor, as Trustee, has hereunto set his hand and seal the day and year first above written.

 (SEAL)  
Brooks F. Bossong  
Substitute Trustee

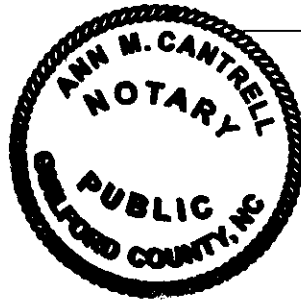
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NORTH CAROLINA  
GUILFORD COUNTY

I, the undersigned Notary Public of said County and State, do hereby certify that Brooks F. Bossong, Substitute Trustee, personally appeared before me this day and acknowledged his execution of the foregoing Substitute Trustee's Deed.

Witness my hand and official seal, this 27 day of August, 2013.

My commission expires:

7/8/16



Ann M. Cantrell Notary Public  
Ann M. Cantrell Printed Name

EXHIBIT A

## LEGAL PROPERTY DESCRIPTION

Said lot lying and being on the West side of Graham Street, being the Northwest corner of lot at the intersection of Ninth Street with Graham Street, having a frontage on Graham Street 70 feet and of the same width extending back Westwardly between parallel lines a distance of 110 feet.

BEING KNOWN AND DESIGNATED as Lots Number 254 and 101 as shown by and upon a map of North Cameron Park addition made by G. F. Hinshaw, Civil Engineer, in a January, 1938 and of record in the Public Registry of Forsyth County, Plat Book 8 at Page 217, 8 sheets.

Property: 900 Graham Avenue, Winston Salem, NC 27101