



2014000957 00089

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$240.00

PRESENTED & RECORDED:
 01-09-2014 01:03:06 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3162**PG: 737-739**

KEF97355996

NORTH CAROLINA
 FORSYTH COUNTY

REVENUE STAMPS: \$240.00

*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

ENVELOPEPIN 6846-75-0187.00

This deed, made and entered into this 8th day of January, 2014, 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 PO Box 1847 Wilson, NC 27894.

WITNESSETH:

That whereas JOSEPH F. TRANSOU executed to BB&T COLLATERAL SERVICE CORPORATION, Trustee upon the lands hereinafter described a Deed of Trust dated October 16, 2006, and recorded in Book 2704, Page 2406, 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 3145, Page 4115, 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, and whereas the said Substitute Trustee commenced a Special Proceeding docketed as 13 SP 1866, and whereas 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 December 11, 2013, when and where BRANCH BANKING AND TRUST COMPANY became the last and highest bidder at the price of \$119,850.00 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 \$119,850.00 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:

BEGINNING at an iron stake lying in the West right of way line of Shaftsbury Lane (formerly known as Gwynevere Lane), said iron stake being the Northeast corner of the within described tract and being located South 6° 47' West (along the West right of way line of Shaftsbury Lane) 120 feet from an iron stake, the Southeast corner of Raymond Crowder (Deed Book 1036, Page 311), and also being located North 6° 47' East along the West right of way line of Shaftsbury Lane 240 feet from an iron stake, the Northeast corner of Allan Holmes (Deed Book 1041, Page 964); and running from said beginning point with the West right of way of Shaftsbury Lane South 6° 47' West 120 feet to an iron stake, running thence North 83° 13' West 190 feet to an iron stake, running thence North 6° 47' East 120 feet to an iron stake; and running thence South 83° 13' East 190 feet to an iron stake, the point and place of BEGINNING.

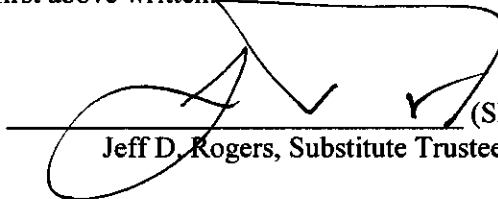
The above described property shall be, and is hereby, subjected to the restrictions and conditions contained in deed recorded in Book 1129, Page 1766.

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.

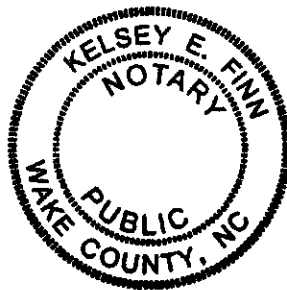
 (SEAL)
Jeff D. Rogers, Substitute Trustee


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 8th day of January, 2014.




Kelsey E. Finn, Notary Public
My Commission Expires: 11/06/18