



2014005856 00131

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$170.00

PRESENTED & RECORDED:
02-19-2014 02:00:22 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3167
PG: 159-160



TRUSTEE'S DEED

06-79243

Grantee's Address:

CitiMortgage, Inc.
1000 Technology Drive
O'Fallon, Missouri 63368-2240

Drawn by and Mail to:

Shapiro & Ingle *Box 61*
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216

The property is not the primary residence of the Grantor, and Grantor has no knowledge of any foreclosed parties' use of the property. (N.C.G.S. § 105-317.2)

Tax Code#:5896-79-2096.00
STATE OF NORTH CAROLINA

\$ 170.00 REVENUE STAMPS

COUNTY OF FORSYTH

THIS DEED, made February 18, 2014 by and between Grady I. Ingle or Elizabeth B. Ells , Substitute Trustee per document recorded in Book 3151 Page 2378 Forsyth County, North Carolina Registry, for T. Dan Womble, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and CitiMortgage, Inc., hereinafter, whether one or more, referred to as "second party" (the singular masculine pronoun wherever hereinafter used to be construed as masculine, feminine or neuter and as singular or plural as the context may indicate or require),

WITNESSETH, THAT WHEREAS, Under date of May 26, 1999, Gwendolyn T. Monroe and Lee M. Monroe aka Lee Milton Monroe executed and delivered unto T. Dan Womble, as trustee, a certain deed of trust which is duly recorded in the office of the Register of Deeds for Forsyth County, N.C., in Book 2070, Page 2964 , to which reference is hereby made; and whereas, default having occurred in payment of the indebtedness secured by said deed of trust and in the performance of the stipulation and conditions therein contained, due demand was made upon the first party by the owner and holder of the indebtedness secured by said deed of trust or part of same that he foreclose the said deed of trust and sell the property under the terms thereof and a special proceeding having been instituted on October 21, 2013 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 13SP1972; and whereas, under and by virtue of the power and authority in him vested by the said deed of trust and in accordance with the terms and stipulation of same and after due advertisement as in said deed of trust provided and as by law required, the first party at 12:00 PM on February 6, 2014 did expose the land described in said deed of trust, and hereinafter described and conveyed, to sale at public auction at the Forsyth County Courthouse door, when and

where CitiMortgage, Inc. became the last and highest bidder for the said land at the price of \$84,890.74 and whereas the first party duly reported said sale to the Clerk of Superior Court of said county, as by law required, and thereafter said sale remained open ten days and no advance bid was placed thereon within the time allowed by law.

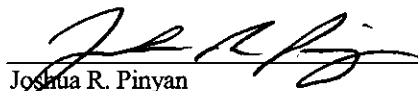
NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by CitiMortgage, Inc., the receipt of which acknowledged, and pursuant to the authority vested in him by the terms of said deed of trust, said first party, Substitute Trustee as aforesaid, does hereby bargain, sell, grant and convey unto CitiMortgage, Inc. all that certain lot or parcel of land, lying and being in, Forsyth County, State of North Carolina, and more particularly described as follows:

Being known and designated as Lot No. 86 as shown on the map of Whispering Winds Section 1, Plat Book 25, Page 115, Forsyth County Registry.

Together with improvements located thereon; said property being located at 2129 Storm Canyon Rd, Winston-Salem, NC 27106 North Carolina

TO HAVE AND TO HOLD the said land, together with all the privileges and appurtenances thereunto belonging, unto said second party, its successors and assigns, forever, in as full and ample manner as the first party, Substitute Trustee, is authorized and empowered to convey the same.

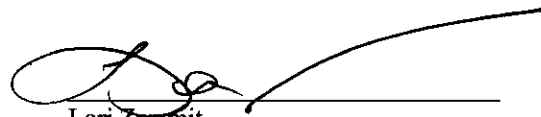
IN WITNESS WHEREOF, The said first party, Substitute Trustee as aforesaid, has hereunto set his hand and affixed his seal the day and year first above written.

 (SEAL)
Joshua R. Pinyan
Attorney in Fact for Grady I. Ingle
Substitute Trustee

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Lori Zammit, Notary Public for the State and County indicated on the seal or stamp affixed below, do hereby certify that Joshua R. Pinyan attorney-in-fact for Grady I. Ingle, Substitute Trustee, duly authorized pursuant to an instrument recorded on July 15th, 2013 in book 28523, and page 738, Mecklenburg County Registry, personally appeared before me this day and acknowledged the due execution by her of the foregoing and attached instrument as duly authorized attorney-in-fact for the Substitute Trustee.

WITNESS my hand and official seal this February 18, 2014.


Lori Zammit
Notary Public

My Commission expires: March 26, 2018
06-79243

LORI ZAMMIT
NOTARY PUBLIC
Iredell County
North Carolina
My Commission Expires March 26, 2018