



2014006488 00174

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$32.00

 PRESENTED & RECORDED:
 02-24-2014 03:44:31 PM

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

 BK: RE 3167
 PG: 2911-2912

 13-039601 *original to owner* TRUSTEE'S DEED

 Grantor/Drawn by: Shapiro & Ingle, L.L.P.
 10130 Perimeter Parkway, Suite 400
 Charlotte, NC 28216

 Grantee/Mail to: Agora Properties, LLC
 2071 Meadow Glen Lane
 Winston-Salem, NC 27127

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 #: 1738 004
 STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

\$32.00 Documentary Stamps

THIS DEED, made February 20, 2014, by and between Grady I. Ingle, Substitute Trustee per document recorded in Book 3108 Page 4423, Forsyth County Registry, for Thomas G. Jacobs, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and Agora Properties, LLC, 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 March 29, 2004, Adelfa Castaneda Roman and Ramiro Roman executed and delivered unto Thomas G. Jacobs, 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 2457, Page 1795, 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 March 5, 2013 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 13SP462; 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 Monday, January 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 Agora Properties, LLC became the last and highest bidder for the said land at the price of \$15,908.55; 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; and whereas the said Clerk duly entered an order, directing and requiring the first party to convey the said land by

good and sufficient deed upon payment of the purchase price; and whereas said purchase price has been fully paid and

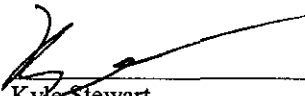
NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by Agora Properties, LLC, the receipt of which acknowledged, and pursuant to the authority vested in him by the terms of said deed of trust, said first party, substitute trustee as aforesaid, does hereby bargain,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

BEGINNING at an iron stake in this western right of way line of East Sprague Street, said point being W. E. Stoker and wife, Ella B. Stoker's southernmost corner: thence running with said right of way line South 36° 27' West 62.5 feet to an iron stake, Clara K. Zealy's southeast corner; thence with Zealy's line North 47° 35' West 150.09 feet to an iron stake; thence North 35° 18' East 46.69 feet to an iron stake in Stoker's line; thence with his line South 53° 37' East 150.21 feet to the point and place of Beginning.

Being the same property as that described in Deed Book, 1019, page 602, Forsyth County Registry, and also being known as Lot No. 4 in Tax Block 1738 as shown on the Forsyth County Tax Map.

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.

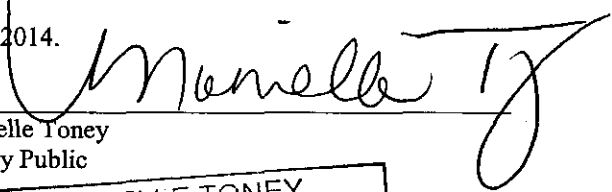
IN WITNESS WHEREOF, The said first party, substitute trustee as aforesaid, has hereunto set his hand and affixed his seal the day and year first above written.


 Kyle Stewart
 Attorney in Fact for Grady I. Ingle
 Substitute Trustee

STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG

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

WITNESS my hand and official seal February 20, 2014.


 Michelle Toney
 Notary Public

My Commission expires: March 26, 2018

13-039601

