


2014020750 00155

 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$57.00

 PRESENTED & RECORDED:
06-12-2014 04:53:22 PM

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

BK: RE 3183
PG: 207-208

TRUSTEE'S DEED

Deed Stamps: \$57.00

Prepared by: Stanley P. Dean

 After recording return to: *Box 106*
 Bell, Davis & Pitt, P.A.

P. O. Box 21029

Winston-Salem, NC 27120-1029

The property does not include the primary residence of the Substitute Trustee.
 NCGS § 105-317.2.

NORTH CAROLINA)
)
 FORSYTH COUNTY)

THIS DEED made this 11th day of June, 2014, by Stanley P. Dean, Substitute Trustee, having a mailing address of Winston Tower, Suite 2433, 301 N.Main Street, Winston-Salem, NC 27101, to City of Winston Salem, having a mailing address of P.O. Box 2756, Winston-Salem, NC 27102.

WITNESSETH:

That whereas, Velma Hawkins on January 31, 2003, made and executed to Ronald G. Seeber, Trustee, a Deed of Trust recorded in Book 2324, Page 2346 upon the lands hereinafter described, and whereas the said Velma Hawkins failed to comply with the terms of said Deed of Trust; and whereas Stanley P. Dean was duly appointed substitute trustee by instrument recorded in Book 3112, Page 461; and whereas the said Substitute Trustee in compliance with the terms of said Deed of Trust exposed said lands to public sale to the highest bidder, after due advertisement, on May 30, 2014, (see file number 14 SP 225), at the Forsyth County Courthouse door in Winston-Salem, North Carolina, when and where, and after the expiration of all upset bid periods, City of Winston Salem became the last and highest bidder with a bid amount of \$28,075.00.

NOW, THEREFORE, for and in consideration of the premises and other valuable consideration to the said Substitute Trustee by the said City of Winston Salem, the receipt whereof is hereby acknowledged, the said Substitute Trustee does by these presents hereby sell and convey unto the said City of Winston Salem, and its successors and assigns, the following tract of land lying in Forsyth County, North Carolina and more particularly described as follows:

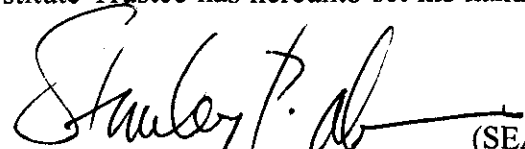
Lot 260, East Fourteenth Street Development Company, plat of which is recorded in Plat Book 2, Page 32A, Forsyth County Registry.

TO HAVE AND TO HOLD said lands to the said City of Winston Salem, its successors and assigns, to their use and benefit forever;

And the said Substitute Trustee covenants that he is seized of said premises and has the right to convey his interest, as Trustee, in the same, and that he will warrant and defend the title to the same insofar as it is his duty to do so by virtue of his said office as Substitute Trustee and no further; subject, however, to any unpaid taxes and special assessments, easements, rights-of-way and restrictions of record, if any, and all encumbrances existing prior to the recording of the above referenced Deed of Trust.

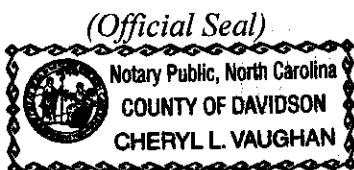
The property described herein is being conveyed "AS IS, WHERE IS." Except as expressly set forth above, neither the Trustee nor the beneficiary of the Deed of Trust foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representatives of either the Trustee or the beneficiary of the Deed of Trust foreclosed 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 conveyed, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed.

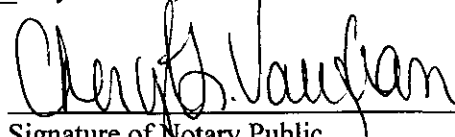
IN TESTIMONY WHEREOF, the said Substitute Trustee has hereunto set his hand and seal on the date first above written.

 (SEAL)
STANLEY P. DEAN
Substitute Trustee

Forsyth County, North Carolina

I certify that Stanley P. Dean, Substitute Trustee, personally appeared before me this day and acknowledging to me that he voluntarily signed the foregoing instrument. Witness my hand and official stamp or seal, this 11 day of June, 2014.




Signature of Notary Public
Cheryl L. Vaughan
Typed/Printed Name of Notary Public
My commission expires: 3/19/2017