

**2014032790 00072**FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$100.00**

PRESENTED &amp; RECORDED

**09-09-2014 11:28:06 AM**

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH

DPTY

**BK: RE 3195****PG: 4165-4166****TRUSTEE'S DEED****14-061160**

Grantee's Address:

Wells Fargo Bank, NA  
3476 Stateview Blvd  
MAC # X7801-013 (FC)  
Fort Mill, South Carolina 29715

Drawn by and Mail to:

Shapiro & Ingle *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#:6838-95-1680.00  
STATE OF NORTH CAROLINA\$100.00 **REVENUE STAMPS**

COUNTY OF FORSYTH

THIS DEED, made September 8, 2014 by and between Grady I. Ingle or Elizabeth B. Ells, Substitute Trustee per document recorded in Book 3181 Page 4220 Forsyth County, North Carolina Registry, for Chicago Title Insurance Company, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and Wells Fargo Bank, NA, 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 31, 2009, Thomas Trumpy and Mary K. Trumpy executed and delivered unto Chicago Title Insurance Company, 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 2883, Page 1319, 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 June 5, 2014 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 14sp822; 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 August 25, 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 Wells Fargo Bank, NA became the last and highest bidder for the said land at the price of \$50,400.00 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.

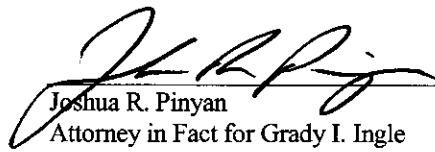
NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by Wells Fargo Bank, NA, the receipt of which acknowledged, and pursuant to the authority vested in him by the terms of said deed of trust, said first party, Substitute Trustee as aforesaid, does hereby bargain, sell, grant and convey unto Wells Fargo Bank, NA 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 #8 on the plat of property of C. W. Myers Trading Post, Inc., part of the E. B. Westmoreland property in Block 3001 (now or formerly), Forsyth County, Middlefork Township as surveyed and platted in April, 1958 by W.O. Doggett. Surveyor, recorded in Plat Book 19, Page 64 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Together with improvements located thereon; said property being located at 4889 Baux Mountain Rd, Winston Salem, NC 27105 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.

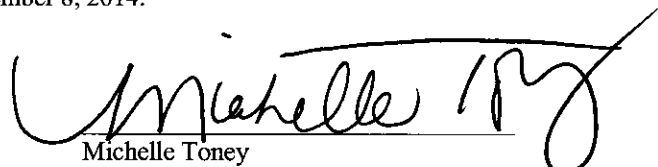
 (SEAL)  
Joshua R. Pinyan  
Attorney in Fact for Grady I. Ingle  
Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Michelle Toney, 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 September 8, 2014.

  
Michelle Toney  
Notary Public

My Commission expires: March 26, 2018  
14-061160

