

2016015450 00216

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

\$700.00

PRESENTED & RECORDED

04/28/2016 04:57:25 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3283

PG: 1759 - 1761

Drawn by and Mail to:

Donald M. VonCannon (Box 8)

PO Box 5129

Winston-Salem, NC 27113-5129

Excise Tax: \$700.00

NORTH CAROLINA)

)

FORSYTH COUNTY)

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, made this 29th day of March , 2016, by DONALD M. VONCANNON, Substitute Trustee, (the "Substitute Trustee"), 380 Knollwood Street, Suite 700, Winston-Salem, NC 27103, to TRIAD INVESTMENT PARTNERS, LLC, PO BOX 9263, GREENSBORO, NC 27429;

WITNESSETH:

WHEREAS, on the 4th day of June, 2001, EMMCO REALTY, L.L.C. (the "Grantor") executed and delivered to GARY W. ORR, as Trustee for COMERICA BANK, a certain Deed of Trust which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 2180, Page 344, Forsyth County Registry (the "Deed of Trust");

WHEREAS, the Substitute Trustee was duly appointed by document dated July 16, 2014 and recorded in Book 3195, Page 367, Forsyth County Registry;

WHEREAS, default having occurred in the payment of the indebtedness secured by the Deed of Trust, demand was made on the Grantor by the owner and holder of the indebtedness;

WHEREAS, the owner and holder of the indebtedness instructed the Substitute Trustee to institute a foreclosure proceeding and sell the property described in the Deed of Trust under the terms thereof and as required by the foreclosure special proceeding instituted on September 2, 2015, with the Clerk of Superior Court of Forsyth County, said special proceeding being noted as 15 SP 1029;

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WHEREAS, under and by virtue of the authority conferred by the Deed of Trust, and in accordance with the terms and stipulations of the same, and after advertisement as in the Deed of Trust prescribed and as by law provided, the Substitute Trustee, did, at 12:15 PM on the 17th day of February, 2016, at the bulletin board in the second floor lobby of the Forsyth County Hall of Justice, Winston-Salem, North Carolina, expose to public auction the property described in the Deed of Trust and more particularly described hereinafter, where and when Comerica Bank was the high bidder at Three Hundred Thousand and 00/100 Dollars (\$300,000.00);

WHEREAS, the sale from the public auction was duly reported to the Office of the Clerk of Superior Court, Forsyth County, North Carolina on February 17, 2016;

WHEREAS, the last and highest bidder was Triad Investment Partners, LLC, at Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00);

NOW, THEREFORE, in consideration of the premises and the sum of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00), and under and by virtue of the power and authority conferred by said Deed of Trust, the Substitute Trustee, does hereby bargain, sell and convey unto the said Triad Investment Partners, LLC, its successors and assigns, all that certain parcel, lot or tract of land lying and being in the County of Forsyth, State of North Carolina, and more particularly described as follows:

Being all of LOT 7, according to the plat thereof, recorded in PLAT BOOK 41, PAGES 114-115, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to said Plat being made for a more particular description of said Lot.

PROPERTY ADDRESS:

140 Peddycord Park Dr.,
Kernersville, NC 27284


FORSYTH CO. PROPERTY TAX INFORMATION:

Tax Parcel # 6856-96-3028.00

This conveyance is made SUBJECT TO all taxes and prior liens or encumbrances of record against said property, any recorded and unrecorded leases, and matters reported in the Notice of Sale to which the sale was made subject.

TO HAVE AND TO HOLD said lands and premises and all privileges and appurtenances thereunto belonging unto the said Triad Investment Partners, LLC, forever, in as full and ample a manner as the Substitute Trustee, as aforesaid, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, the Substitute Trustee has hereunto set his hand and seal the day and year first above written.

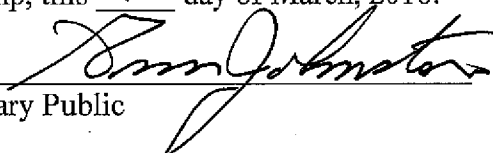
 (SEAL)
Donald M. VonCannon, Substitute Trustee

NORTH CAROLINA)
FORSYTH COUNTY)

I, Ann Johnston, a notary public of the county and state aforesaid, do hereby certify that Donald M. VonCannon, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal or stamp, this 29th day of March, 2016.

My Commission Expires:
March 26, 2020



Notary Public

