



2016024164 00170

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
\$294.00

PRESENTED & RECORDED:  
06-23-2016 03:17:25 PM

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

BK: RE 3293  
PG: 1651-1652

*Original to: Bri*

**DRAWN BY and RETURN TO:** Philip E. Searcy, Esq., Jenkins Law Group PLLC  
110 Oakwood Drive, Suite 300, Winston-Salem, NC 27103

**GRANTEE:** North Carolina Community Development Initiative Capital, Inc.

**Parcel ID No:** 6836-53-2273.00

**Property Address:** 1714 N. Liberty Street, Winston-Salem, NC 27105

**Revenue Stamps:** \$294.00

**SUBJECT PROPERTY IS NOT THE PRIMARY RESIDENCE OF GRANTOR**

NORTH CAROLINA        )  
                                  )  
FORSYTH COUNTY        )                       **SUBSTITUTE TRUSTEE'S DEED**

**THIS SUBSTITUTE TRUSTEE'S DEED**, Made this 16<sup>th</sup> day of June, 2016 by PHILIP E. SEARCY, Substitute Trustee, to North Carolina Community Development Initiative Capital, Inc.;

**WITNESSETH THAT:**


**WHEREAS**, Liberty Community Development Corporation, on February 26, 2008, made and executed to C. Everett Wallace, Trustee, a Deed of Trust recorded in Book 2814 at Page 2756, Forsyth County Registry, and modified in Book 2999 at Page 247 upon the lands hereinafter described; and **WHEREAS**, Liberty Community Development Corporation failed to comply with the terms of said Deed of Trust; and **WHEREAS**, PHILIP E. SEARCY was duly appointed Substitute Trustee by an instrument recorded in Book 3255 at Page 2257, Forsyth County Registry, and **WHEREAS**, the said PHILIP E. SEARCY, Substitute Trustee, in compliance with the terms of said Deed of Trust and pursuant to Order of Foreclosure dated March 1, 2016 under file number 16 SP 108, and pursuant to the laws of the State of North Carolina exposed said lands at public sale to the highest bidder, after due advertisement, on the 22<sup>nd</sup> day of March, 2016, at the courthouse door in Winston-Salem, Forsyth County, North Carolina, when and where North Carolina Community Development Initiative Capital, Inc. became the last and highest bidder at the sum of \$146,069.66, at the request of the noteholder and pursuant to the power set forth in said instrument appointing him to be Substitute Trustee, to Liberty Community Development Corporation and **WHEREAS**, more than ten days elapsed without the filing of an upset bid;

**NOW, THEREFORE**, for and in consideration of the premises and the sum of \$146,069.66 in hand paid to the said PHILIP E. SEARCY, Substitute Trustee, by the said North Carolina Community Development Initiative Capital, Inc., the receipt whereof is hereby acknowledged, the said PHILIP E. SEARCY, Substitute Trustee, does by these presents hereby sell and convey unto the said North Carolina Community Development Initiative Capital, Inc., the following tract and lot of land lying in the County of Forsyth, State of North Carolina and described as follows:

BEGINNING at an existing rebar on the western edge of the Liberty Street right of way, the northeast corner of the Donna Gilmore lot recorded in Book 2086, Page 816 of the Forsyth County Registry (Tax Lot 114 of Tax Block 0277), thence along the northern edge of said lot 89 degrees, 50 minutes, 07 seconds west 204.59 feet to an iron rebar set, the northwest corner of said Donna Gilmore lot; thence north 00 degrees, 34 minutes, 52 seconds east 56.25 feet to an existing iron rebar, the northwest corner of the herein described lot; thence south 89 degrees, 45 minutes, 15 seconds east 44.35 feet to an existing iron pin; thence continuing in an easterly direction south 89 degrees, 51 minutes, 39 seconds east 160.34 feet to an existing iron pin on the western edge of the Liberty Street right of way; thence along the said western edge of the said Liberty Street right of way south 00 degrees, 41 minutes, 08 seconds west 56.26 feet to the POINT AND PLACE OF BEGINNING. Being the same property as that described in Book 2653, Page 2347 of the Forsyth County Registry. For further reference, see the unrecorded survey of Bud E. Baugham, Professional Land Surveyor, certified 22 September 2006. This property is also known as Tax Block 0277, Lot 113, and has a mailing address of 1714 N. Liberty Street, Winston-Salem, NC 27105

**TO HAVE AND TO HOLD** the aforesaid tract or lot of land to the said North Carolina Community Development Initiative Capital, Inc., to use and behoof forever; and the said PHILIP E. SEARCY, Substitute Trustee, covenants that he is seized of said premises and has the right to convey 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 office as Substitute Trustee and no further.

**IN TESTIMONY WHEREOF**, the said PHILIP E. SEARCY, Substitute Trustee, has hereunto set his hand and seal.

 (SEAL)  
PHILIP E. SEARCY, Substitute Trustee

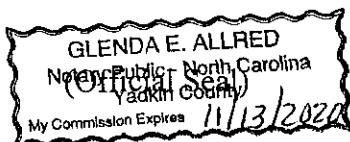
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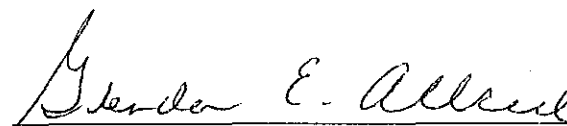
STATE OF NORTH CAROLINA--COUNTY OF FORSYTH

I, the undersigned Notary Public for Yadkin County, North Carolina do hereby certify that the following person(s) appeared before me this day and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principle's photograph in the form of a drivers license; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**PHILIP E. SEARCY, TRUSTEE**

Date: June 16, 2016.



 Notary Public  
Glenda E. Allred

My commission expires: November 13, 2020