



**2016036180 00210**  
FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
09-12-2016 04:21:20 PM  
C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

**BK: RE 3307**  
**PG: 1237-1239**

**THIS INSTRUMENT PREPARE BY & RETURN TO:**

Bryan C. Thompson, Esq. *Box 53*  
Surratt & Thompson, PLLC  
100 North Main Street, Suite 2425  
Winston-Salem, NC 27101  
File No.: 16 SP 680  
PIN #: 6827-94-5691.00  
Excise Tax:

STATE OF NORTH CAROLINA

**SUBSTITUTE TRUSTEE'S DEED**

COUNTY OF FORSYTH

**NCGS 105-3317.2 Report on transfers of real property - requirements**

Grantor's address: see above "return to" address

Grantee's address: see below paragraph

Primary residence: As the Substitute Trustee of a special proceedings foreclosure file, this firm does not occupy any property as its residence. As to the original mortgagor(s), this firm does not have any specific knowledge as to whether the mortgagor(s) were occupying the property at the time of foreclosure sale.

This instrument was prepare by: Surratt & Thompson, PLLC, a licensed North Carolina attorney/law firm. The Grantee is receiving title because they were the successful bidder at a foreclosure sale of the below mentioned property. Any potential bidders were notified that the sale of the property would be made subject to all prior liens, unpaid taxes, and any unpaid transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record.

**THIS SUBSTITUTE TRUSTEE'S DEED**, made this 12th day of September, 2016, by and between, Bryan C. Thompson, Substitute Trustee in the Deed of Trust herein after mentioned, ("Grantor"), and The City of Winston-Salem, whose address is P.O. Box 2511, Winston-Salem, North Carolina 27102. ("Grantee");

**WITNESSETH:**

**WHEREAS, JAMES BLACKBURN AND CYNTHIA BLACKBURN, executed and delivered a Deed of Trust dated August 22, 2002 and recorded in Book 2274, at Page 4451 of the Forsyth County Registry, to RONALD G. SEEGER, as Trustee; and**

**WHEREAS, the beneficial interest of said Deed of Trust was originally held by and remains with, or was transferred and assigned to the City of Winston-Salem; and**

**WHEREAS, default having occurred in the payment of the of the indebtedness secured by said Deed of Trust and Grantor having been substituted as trustee, as set forth in Appointment of Substitute Trustee recorded August 21, 2015, in Book 3246, Page 3028 of the Forsyth County Public Registry, due demand was made on the Grantor by the holder of the indebtedness secured by said Deed of Trust that the Substitute Trustee foreclosed the said Deed of Trust and sold the property under the terms thereof; and**

**WHEREAS, under and by virtue of the power and authority in the Substitute Trustee vested by said Deed of Trust and according to the terms and the stipulations of the same, and having instituted a special proceeding before the Clerk of Superior Court of Forsyth County, in Special Proceedings file No. 16 SP 680, and after due advertisement as in said Deed of Trust provided and as by law required, and due and timely notice having been given to the parties of said special proceeding, and a proper hearing having been conducted on July 28, 2016, whereupon the Clerk of Superior Court of Forsyth County, North Carolina, authorized Grantor to proceed under said Deed of Trust and dispose of the real property as herein below described, Grantor, did on Monday, August 29, 2016 at 12:00 p.m., expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to any and all superior liens, including without limitation, the lien of unpaid taxes and assessments, easements, conditions, restrictions, conveyances and releases, and matters of record, for sale at public auction at the Forsyth County Courthouse door, when and where The City of Winston-Salem was the last and highest bidder for said land at the price of \$29,000.00; and**

**WHEREAS, Grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as required by law, and thereafter said sale remained open ten days, and no increased bid was filed within the time allowed by law;**

**NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the authority vested in him by the terms of the said Deed of Trust, Grantor does hereby bargain, sell, grant and convey unto the Grantee and their successors and assigns, all that certain lot or parcel of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly described as follows:**

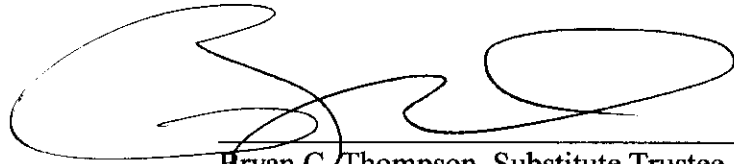
**Lots 4 & 5, Marvin Heights Development, Plat Book 3, page 42A, Forsyth County.**

**The land referred to is situated in the State of NC, County of Forsyth, City of Winston-**

Salem and commonly referred to as follows: 112 Marvin Blvd., Winston-Salem, NC 27105, and as Tax PIN: 6827-94-5691.00.

**TO HAVE AND TO HOLD** the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantee, its successors and assigns, forever, in as full and ample manner, as Grantor, Substitute Trustee, is authorized and empowered to convey same.

**IN WITNESS WHEREOF**, Grantor, Substitute Trustee of the aforesaid Deed of Trust, has hereunto set his hand and affixed his seal the day and year first above written.

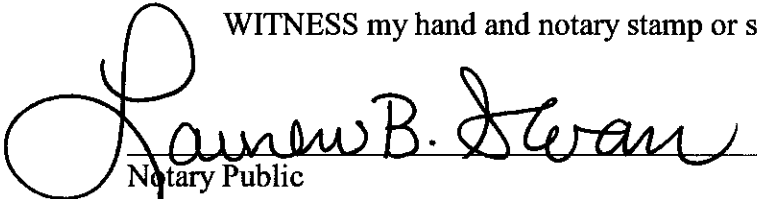
 (SEAL)  
Bryan C. Thompson, Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Lauren B. Sloan, a Notary Public of Forsyth County and State aforesaid, do hereby certify that Bryan C. Thompson, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notary stamp or seal this 12 day of September 2016.

  
Notary Public

June 24, 2018  
My Commission Expires

NOTARY SEAL

