



2010042461 00202

FORSYTH CO, NC FEE \$25.00
 STATE OF NC REAL ESTATE EXT X
\$84.00

PRESENTED & RECORDED:
 11-01-2010 04:26:08 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: S. GRIFFITH
 ASST

BK: RE 2972
PG: 4158-4160

TRUSTEE'S DEED

Deed Stamps: \$84.00

Prepared by: Elizabeth M. Repetti #106
 After recording return to:
 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.

Tax ID # 6805-69-8232.00

NORTH CAROLINA)
)
 FORSYTH COUNTY)

THIS DEED made this 1 day of Nov., 2010, by Elizabeth M. Repetti, Substitute Trustee, having a mailing address of P.O. Box 21029, Winston-Salem, NC 27120-1029, to Branch Banking and Trust Company, having a mailing address of P.O. Box 5599 (Mail Code 001-01-03-40), Winston-Salem, NC 27113.

WITNESSETH:

That whereas, V. Salem Development Corporation, LLC on January 30, 2006, made and executed to BB&T Collateral Service Corporation, Trustee, a Deed of Trust recorded in Book 2635, Page 707 upon the lands hereinafter described, and whereas the said V. Salem Development Corporation, LLC failed to comply with the terms of said Deed of Trust; and whereas Elizabeth M. Repetti was duly appointed substitute trustee by instrument recorded in Book 2928, Page 3684; 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 October 15, 2010, at the Forsyth County Courthouse door in Winston-Salem, North Carolina, when and where, and after the expiration of all upset bid periods, Branch Banking and Trust Company became the last and highest bidder with a bid amount of \$42,400.00.

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

BEGINNING at an iron stake in the Northeast corner of Lot No. 5, said stake being in the Western right-of-way line of Peace Haven Road, and running along the division line of Lot Nos. 4 and 5 as set out upon the hereinafter referred to plat, North 85 degrees 55 minutes West 439.7 feet to an iron stake; thence North 7 degrees 50 minutes East 90 feet to a point along the division line of Lot Nos. 4 and 10, as set out upon the hereinafter referred to plat; thence South 86 degrees 17 minutes East 469.1 feet to a point in the Western right-of-way line of Peace Haven Road; thence South along the Western right-of-way line of Peace Haven Road, South 24 degrees 55 minutes West 99.22 feet to the point and place of BEGINNING, same being the Southern half of Lot No. 4 as set out upon the Map of J.S. Norman Property, said plat being recorded in Plat Book 11, at Page 243, in the Office of the Register of Deeds of Forsyth County, North Carolina, and being that same property surveyed and platted by Joseph Parks Bennett, August 20, 1970, and being the identical property as described in Deed recorded in Book 1884 at Page 3285, Forsyth County Registry.

PROPERTY ADDRESS: Peace Haven Road, Winston-Salem, NC 27104

BLOCK: 3414 LOT: 824

TO HAVE AND TO HOLD said lands to the said Branch Banking and Trust Company, its heirs, successors and assigns, to their use and benefit forever;

And the said Substitute Trustee covenants that she is seized of said premises and has the right to convey her interest, as Trustee, in the same, and that she will warrant and defend the title to the same insofar as it is her duty to do so by virtue of her 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 her hand and seal on the date first above written.

Elizabeth M. Repetti

(SEAL)

ELIZABETH M. REPETTI
Substitute Trustee

Forsyth County, North Carolina

I, certify that Elizabeth M. Repetti Substitute Trustee, personally appeared before me this day and acknowledging to me that she voluntarily signed the foregoing instrument. Witness my hand and official stamp or seal, this 1 day of November, 2010.

Cheryl L. Vaughan
Official Signature of Notary

Cheryl L. Vaughan
Notary's printed or typed name, Notary Public

My commission expires: 3/19/2012

