



2013003878 00203

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$47.00**

PRESENTED & RECORDED

01-28-2013 02:42:39 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY LORI HOLLOWAY
DPT**BK: RE 3103****PG: 2210-2211****TRUSTEE'S DEED****12-032180**

Grantor/Drawn by: Shapiro & Ingle, L.L.P.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216

#38 Nelson

Grantee/Mail to: Equity Trust Company Custodian FBO Z097756 IRA
353 Jonestown Road, Suite 120
Winston-Salem, NC 27104

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 #: 6825-83-8735.00
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

\$47.00 Documentary Stamps

THIS DEED, made December 28, 2012, by and between Grady I. Ingle, Substitute Trustee per document recorded in Book 3076 Page 2105, Forsyth County Registry, for Atlantis Title Company, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and Equity Trust Company Custodian FBO Z097756 IRA, 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 August 26, 2004, Sherri Wilson executed and delivered unto Atlantis Title 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 2502, Page 1119, 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 August 24, 2012 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 12SP1753; 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 Thursday, November 29, 2012, 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 Equity Trust Company Custodian FBO Z097756 IRA became the last and highest bidder for the said land at the price of \$23,152.23; 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

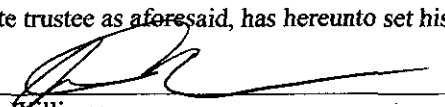
within the time allowed by law; and whereas the said Clerk duly entered an order, directing and requiring the first party to convey the said land by good and sufficient deed upon payment of the purchase price; and whereas said purchase price has been fully paid and

NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by Equity Trust Company Custodian FBO Z097756 IRA, 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 Equity Trust Company Custodian FBO Z097756 IRA, all that certain lot or parcel of land, lying and being in the City of Winston Salem, Forsyth County, State of North Carolina, and more particularly described as follows:

Beginning at an iron stake in the Northern right of way line of Apple Street, said iron stake marking the Southwestern corner of Lot 4 and the Southeastern Corner of Lot 5, as shown on the Map of the property of the Hanes Hosiery Mill Company, Plat Book 1, page 64, Forsyth County Registry; running thence with the northern right of way line of Apple Street, North 84 degrees 29' 50" West 49.50 to an iron stake marking the southwestern corner of Lot 5 and the southeastern corner of Lot 6; running thence north 05 degrees 20' 00" East 135 feet to an iron stake in the southern line of an alley, now closed; thence continuing north 05 degrees 20' 00" East 5.06 feet, more or less, to a point in the center of the alley, now closed; running thence with the center of the alley, now closed; South 75 degrees 57' 26" East 50.20 feet to a point in the center of said alley, now closed; running thence south 05 degrees 23' 10" West 5.06 feet more or less, to an iron stake in the southern right of way line of said alley, now closed, said iron stake marking the northwestern corner of Lot 4 and the northeastern corner of Lot 5; running thence south 05 degrees 23' 10" West 127.50 feet to the point and place of Beginning, according to a survey entitled "Map of William Gregory Holcomb and wife, Phyllis B. Holcomb", dated May 25, 1984, prepared by Otis A. Jones, R.L.S. also being known and designated as Lot 5, as shown on the map of Hanes Hosiery Mills Company, recorded in Plat Book 1, Page 64, Forsyth County Registry, and a portion of a closed alley lying immediately North of said lot, for further reference, see Deed Book 556, page 405 and Book 1233, page 502, Forsyth County Registry, also being known and designated as all Lots 5 and 203, Block 658, Winston Township, Forsyth County tax Records.

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.


Jonathan P. Williams
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 Jonathan P. Williams attorney-in-fact for Grady I. Ingle, Substitute Trustee, duly authorized pursuant to an instrument recorded on February 9, 2012 in book 27093, and page 663, Mecklenburg County Registry, personally appeared before me this day and acknowledged the due execution by him of the foregoing and attached instrument as duly authorized attorney-in-fact for the substitute trustee.

WITNESS my hand and official seal December 28, 2012.


Notary Public

My Commission expires: March 26, 2013

12-032180

