



2015019884 00049

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$60.00

PRESENTED & RECORDED:
 06-02-2015 10:44:32 AM

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

BK: RE 3233
PG: 3263-3264

Original To: *Thai X +*14-064485*Edward Murphy* **TRUSTEE'S DEED**

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

Grantee/Mail to: Thai X and Edward Murphy
 150 James Rd 2B
 High Point, NC 27265

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 #: 6854-39-3738.00
 STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

\$60.00 Documentary Stamps

THIS DEED, made May 28, 2015, by and between Grady I. Ingle, Substitute Trustee per document recorded in Book: 3211 Page: 1206, Forsyth County Registry, for Constance R. Stienstra, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and Thai X and Edward Murphy, 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 October 25, 2004, Patricia Green executed and delivered unto Constance R. Stienstra, 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 RE 2516, Page 2094, 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 February 3, 2015 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 15SP186; 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, March 26, 2015, 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 Thai X and Edward Murphy became the last and highest bidder for the said land at the price of \$30,000.00; 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 Thai X and Edward Murphy, 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 Thai X and Edward Murphy, 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:

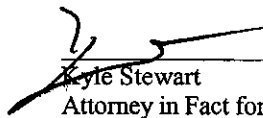
BEGINNING at an iron stake in the northern right-of-way line of Kernersville Road (N.C. Hwy. 150), said iron stake being located at the southwest corner of the Debra Watson tract described in Book 1763, Page 1539, Forsyth County Registry, thence with said right-of-way line South 63° 55' 09" West 126.04 feet to an iron stake at the southeast corner of the Linda Sapp tract described in Book 1840, Page 1721, Forsyth County Registry; thence with Sapp's east line North 01° 08' 31" East 360.44 feet to an iron stake; thence South 86° 44' 27" East 124.88 feet to an iron stake in Watson's line; thence with Watson's line South 03° 35' 00" West 298.44 feet to an iron stake, the point and place of BEGINNING, being 0.891 acres, more or less, all according to a survey by Larry L. Callahan, R.L.S. entitled "Map for Robert Lee Green and wife, Patricia Green" dated November 4, 1994, Job No. 7987-1.

The Grantors also convey herewith a right-of-way and easement for the use and maintenance of a septic system drain field line(s) described as follows:

BEGINNING at a point being located approximately one hundred (100) feet north of the northern right of way line of Kernersville Road, and approximately five (5) feet west of the eastern side of the subject property and from said beginning point running in a northerly direction with the septic line being further located approximately five (5) feet from the eastern property line of the subject property and running approximately parallel to the eastern property line of the subject property about five (5) feet from the eastern property line in a northerly direction for a total distance of approximately one hundred (100) feet.

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.

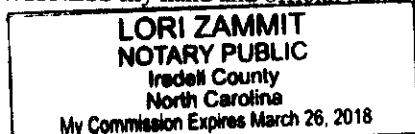
IN WITNESS WHEREOF, The said first party, substitute trustee as aforesaid, has hereunto set his hand and affixed his seal the day and year first above written.


 Kyle Stewart
 Attorney in Fact for Grady I. Ingle
 Substitute Trustee

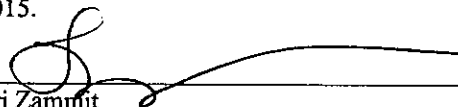
STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG

I, Lori Zammit, Notary Public for the State and County indicated on the seal or stamp affixed below, do hereby certify that Kyle Stewart attorney-in-fact for Grady I. Ingle, Substitute Trustee, duly authorized pursuant to an instrument recorded on July 15, 2013 in book 28523, and page 738, 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 May 28, 2015.



My Commission expires: March 26, 2018
 14-064485


 Lori Zammit
 Notary Public