

Stamps: \$149.00

Drawn By & Mail To:

Larry W. Pearman
P. O. Box 8178

Greensboro, NC 27419
REGISTERED FOR
RECEIPT AND RECORDED



STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

135

TRUSTEE'S DEED OF CONVEYANCE

'95 MAY 26 P2:34

This Deed, made this 23rd day of May, 1995 by and between Larry W. Pearman, Substitute Trustee in the Deed of Trust hereinafter mentioned, of Forsyth County, North Carolina, Grantor, and S&B Partnership, a North Carolina General Partnership, Grantor, of 6313 Arden Forest Circle, Clemmons, North Carolina.

WITNESSETH:

WHEREAS, on the 5th day of October, 1990, Joy W. Hauser executed and delivered unto M. G. Rohling, as Trustee, a certain Deed of Trust which is duly recorded in the Office of the Register of Deeds for Forsyth County, North Carolina, in Book 1702, Page 2085 to which reference is hereby made; and,

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust and Grantor having been substituted as Trustee as set forth in Book 1836, Page 2664 of the Forsyth County Registry; and due demand was made on the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust that he foreclose the said Deed of Trust and sell the property under the terms thereof; and,

WHEREAS, under and by virtue of the power and authority in him vested by the 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, entitled "94 SP 623", 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 to said special proceeding, and a proper hearing having been conducted on October 7, 1994, whereupon the Clerk of Superior Court of Forsyth County, North Carolina, authorized Grantor to proceed under said Deed of Trust and sell the real property as hereinbelow described and conveyed, subject to easements, restrictions, conveyances, releases and prior liens for sale at public auction at the Forsyth County Courthouse steps in Winston-Salem, North Carolina, when and where a bid was placed and a Report of Sale filed with the Clerk's Office on October 28, 1994; and whereas the last and highest bidder at said sale did not tender the remaining funds of his bid, thus necessitating a resale; and whereas said Order of Resale was duly signed and a resale was held on December 27, 1994; and,

WHEREAS, subsequent to said resale, the grantor was made aware of a problem with the advertising, thus necessitating another sale which said sale was held on March 20, 1995; that subsequent to said sale, the bid was upset several times with Dan Hollingsworth becoming the last highest bidder after the final upset bid period; and,

WHEREAS, prior to said purchase price being tendered, Dan Hollingsworth assigned his bid to the grantee named herein whom paid said purchase price.

NOW, THEREFORE, in consideration of the premises and the payment of said purchase price by Grantee, the receipt 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 Grantee and its suc-

RK1858 P3073

10 99 Heda Green

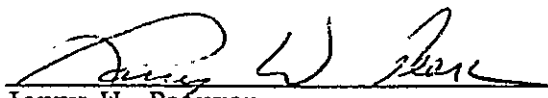
BK1858 P3074

cessors 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:

Being known and designated as Lot No. 16, as shown upon the map of Arden Forest as recorded in Plat Book 19, page 1, in the Office of the Register of Deeds of Forsyth County, North Carolina.

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 the same.

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


 (SEAL)
Larry W. Pearman
Substitute Trustee

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, the undersigned, a Notary Public for the State of North Carolina, County of Guilford, do hereby certify that Larry W. Pearman, Substitute Trustee, did personally appear before me and sign the foregoing instrument.

This the 23th day of May, 1995.

My Commission expires: 6/3/96


Notary Public

JO KELLY KAY
NOTARY PUBLIC
GUILFORD COUNTY, NC
Commission Expires

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Jo Kelly Kay, NB, Guilford Co, NC
(here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the 26 day of May 1995.

FORSYTH COUNTY
1261

85-26-95

L. E. Speas, Register of Deeds

By Aborah Ridd Deputy-Assistant

Pro

STATE OF
NORTH
CAROLINA



\$149.00

Real Estate
Excise Tax