2011039298 00017
FORSYTH CO, NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$159.00
PRESENTED & RECORDED:
10-14-2011 09:58:05 AM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPTY
BK: RE 3024
PG: 2599-2600

Drawn by: Thomas E. Medlin, Jr.
Mail to: Grantee
Revenue Stamps: $159.00

Original to Alisa Ostwalt

NORTH CAROLINA

TRUSTEE'S DEED

FORSYTH COUNTY

THIS DEED, made this 11th day of October, 2011, by Thomas E. Medlin, Jr., Substitute Trustee, of Post Office Box 308, Greensboro, North Carolina 27402-0308, (the "Grantor"), to AMERICAN PARTNERS FEDERAL CREDIT UNION, (the "Grantee") whose mailing address is Post Office Box 1198, Reidsville, North Carolina 27323-1198.

WITNESSETH

WHEREAS, on the 19th day of December, 2008, Q3 Development, LLC, by and through its members, James M. Pierce, William L. Cannon and Richard Scott Van Eerden, executed and delivered to Investors Title Ins. Co., Trustee, a certain Deed of Trust which secured the Promissory Note referred to therein for the benefit of American Partners Federal Credit Union, which Deed of Trust is recorded in the Office of the Register of Deeds, Forsyth County, North Carolina, in Book 2866 at page 2081; and

WHEREAS, Thomas E. Medlin, Jr. was appointed Substitute Trustee by instrument dated March 11, 2011, which instrument was recorded in Book 2996, page 3912, in the office of the Register of Deeds of Forsyth County; and

WHEREAS, the said Q3 Development, LLC did default in payment of the Promissory Note secured by said Deed of Trust and the aforesaid Substitute Trustee was instructed by the holder of the said Deed of Trust to institute foreclosure proceedings and notice of foreclosure of the aforesaid Deed of Trust on file in File No. 11 SP 857, was served on William L. Cannon, Registered Agent for Q3 Development, LLC on the 16th day of June, 2011 by personal service and by posting at the property address on June 22, 2011; and a hearing on the matter of foreclosure was heard by the Clerk of Superior Court of Forsyth County, North Carolina, on the 17th day of August, 2011, and an Order was signed that date by the Court authorizing a foreclosure of said Deed of Trust; and

WHEREAS, under and by virtue of authority conferred by the aforesaid Order and the said Deed of Trust and in accordance with the terms and stipulations of the same and after due advertisement as in said Deed of Trust prescribed and by law provided, the said Thomas E. Medlin, Jr., Substitute Trustee, did on the 8th day of September, 2011, at 11:00 o'clock a.m. at the Courthouse door in Winston-Salem, North Carolina, expose to the public for sale the land hereinafter described, when and where American Partners Federal Credit Union became the last and highest bidder for the same at the price of $79,111.00; that a report of the sale was filed on the 8th day of September, 2011 and the sale remained open for ten (10) days and no upset bids were submitted; and

WHEREAS, said purchase price has been fully paid or arranged to be paid as in said Deed of Trust provided.

NOW THEREFORE, in consideration of the premises and the payment of said purchase price by Grantee, the receipt of which is hereby acknowledged and under and by virtue of the power and authority of the aforesaid Court Order and by the said Deed of Trust conferred, the said Thomas E. Medlin, Jr., Substitute Trustee as aforesaid does hereby bargain, sell and convey unto the said American Partners Federal Credit Union, its successors and assigns, a certain tract or parcel of land lying and being in the County of Forsyth, North Carolina, and more particularly defined and described as follows:

BEING known and designated as Lot 3 as shown on the map of Q3 Development, as recorded in Plat Book 51, Page 61 in the Office of The Forsyth County Register of Deed, Forsyth County, North Carolina.
The property is located in Forsyth County at 2734 McCollum Road, Kernersville, North Carolina 27284.

This property is sold subject to any unpaid taxes, water, sewer and street assessments now due on the property.

TO HAVE AND TO HOLD the said land and premises and all privileges and appurtenances thereunto belonging to the said American Partners Federal Credit Union, its successors and assigns, forever, in as full and ample a manner as the said Thomas E. Medlin, Jr., Substitute Trustee, as aforesaid is authorized and empowered to convey the same.

IN WITNESS WHEREOF, the said Thomas E. Medlin, Jr., Substitute Trustee as aforesaid has hereunto set his hand and seal, the day and year first above written.

Thomas E. Medlin, Jr. (SEAL)
Thomas E. Medlin, Jr., Substitute Trustee

NORTH CAROLINA

GUILFORD COUNTY

I, Anita C. Baldwin, Notary Public, do hereby certify that Thomas E. Medlin, Jr., acting as Substitute Trustee as aforesaid, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 11th day of October, 2011.

Anita C. Baldwin
Notary Public

Anita C. Baldwin
Printed or Typed Name of Notary Public

My Commission Expires:
2/2/16

ANITA C. BALDWIN NOTARY PUBLIC GUILFORD COUNTY, NC