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FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$34.00

PRESENTED & RECORDED
11/21/2014 04:43:36 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3206
PG: 1308 - 1309

EXCISE TAX: \$34.00
PARCEL #: 6825-91-1095.00

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

SUBSTITUTE TRUSTEE'S DEED

THIS DEED, made this 18th day of November, 2014, by and between Poore Substitute Trustee, LTD, Substitute Trustee in the Deed of Trust hereinafter mentioned, of Mecklenburg County, North Carolina, hereinafter referred to as "Grantor", and Equity Trust Company Custodian FBO Z097756, 353 Jonestown Road, Suite 120, Winston-Salem, NC 27104 hereinafter referred to as "Grantee".

This instrument prepared by Cameron D. Scott, a licensed North Carolina Attorney, Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

WITNESSETH

WHEREAS, on January 5, 2007, Arnold Brown and Delores Brown, executed and delivered unto Attorneys Title Insurance Agency, as Trustee, a certain Deed of Trust which was duly recorded on January 10, 2007 in Book RE2722 at Page 3082, in the Office of the Register of Deeds for Forsyth County, to which reference is hereby made; and

WHEREAS, Grantor was appointed as Substitute Trustee under the foregoing Deed of Trust, pursuant to a Substitution of Trustee which was duly recorded on July 7, 2014, in Book RE 3186 at Page 1872 in the Office of the Register of Deeds for Forsyth County, North Carolina to which reference is hereby made; and

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust, due demand was made upon the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust that it foreclose on said Deed of Trust and sell the property under the terms thereof; and

WHEREAS, under and by virtue of the power and authority in it vested by the said Deed of Trust and in accordance with the terms and stipulations of same, having instituted a special proceeding before the Clerk of Superior Court of Forsyth County, North Carolina, captioned "14-Sp-1043" and after due advertisement as provided in the Deed of Trust 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 the September 10, 2014, where upon 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 hereinafter described, Grantor, at 10:00 AM, on October 01, 2014 did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to prior liens, restrictions, easements, conveyances and releases, for sale at public auction at the Forsyth County Courthouse, in the City of Winston Salem, North Carolina, when and where Grantee became the last and highest bidder for the said land at the price of \$17,182.71; and

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Prepared by and Return to: The Hunoval Law Firm, PLLC
Attn: Cameron D. Scott
501 Minuet Lane, Suite 104-A
Charlotte, NC 28217
Telephone: (704) 334-7114

Submitted electronically by "Mark E. Randolph, Attorney At Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WHEREAS, Grantor duly reported said sale to the Clerk of Superior Court of Forsyth County, North Carolina, as by law required, and thereafter said sale remained open ten (10) days and no advance bid was placed thereon within the time allowed by law; 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 the Grantee, the receipt of which is hereby acknowledged, and pursuant to the authority vested in it by the terms of said Deed of Trust, Grantor, as Substitute Trustee, does hereby bargain, sell, grant and convey unto the Grantee, its successors and assigns, all of that certain lot or parcel of land, lying and being in Forsyth County, State of North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 27 and 28 in Block 16 as shown on the Map of Granville Place, as recorded in Plat Book 1, Page 99, in the Office of the Register Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Any and all improvements thereon.

To Have and to Hold the said land, together with all the privileges and appurtenances thereunto belonging, unto said Grantee, its successors and assigns, forever, in as full and ample manner as Grantor, is authorized and empowered as Substitute Trustee to convey the same.

In Witness Whereof, Grantor, Substitute Trustee of the Aforesaid Deed of Trust, has hereunto set its hand and affixed its seal, the day and year first above-written.

Poore Substitute Trustee, LTD
Substitute Trustee

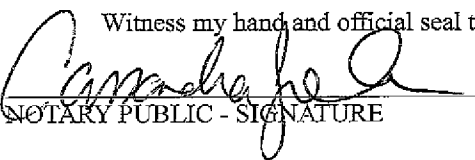
BY: _____ (SEAL)
Cameron D. Scott, Attorney-in-Fact

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Cassandra Johnson, Notary Public of Mecklenburg County, North Carolina, do hereby certify that **Cameron D. Scott**, Attorney-in-Fact for **Poore Substitute Trustee, LTD**, personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said **Poore Substitute Trustee, LTD**, a Delaware Corporation, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in Book 29391, Page 710, in the Office of the Register of Deeds of Forsyth County, North Carolina on the 20th day of August 2014, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said **Cameron D. Scott** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Poore Substitute Trustee**.

Witness my hand and official seal this 18th day of November, 2014.


NOTARY PUBLIC - SIGNATURE

NOTARY – Cassandra Johnson
MY COMMISSION EXPIRES: 01/06/2016

