

2015040299 00099FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$135.00**

PRESENTED & RECORDED

10/21/2015 12:41:39 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

BK: RE 3256**PG: 30 - 31****TRUSTEE'S DEED****15-067198**

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

15-01-518

Grantee/Mail to: QAH Group LLC
1959 N. Peacehaven Rd #231
Winston Salem, NC 27106

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 #: 6846-59-9422.00
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

\$135.00 Documentary Stamps

THIS DEED, made October 16, 2015, by and between Grady I. Ingle, Substitute Trustee per document recorded in Book: 3212 Page: 3502, Forsyth County Registry, for David L. Wilson, Jr. Attorney at Law, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and QAH Group LLC, 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 February 26, 2014, Adrian Sides and Robin D. Hines executed and delivered unto David L. Wilson, Jr. Attorney at Law, 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 3168, Page 224, 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 9, 2015 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 15SP215; 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, July 23, 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 QAH Group LLC became the last and highest bidder for the said land at the price of \$67,263.00; 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

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.

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

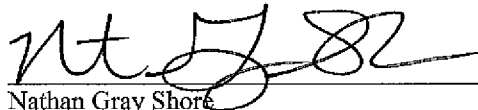
NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by QAH Group LLC, the receipt of which acknowledged, and pursuant to the authority vested in him by the terms of said deed of trust, said first party, substitute trustee as aforesaid, does hereby bargain, sell, grant and convey unto QAH Group LLC, 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 Southern right-of-way of Solon Street and is the old Eastern right-of-way line of U.S. Highway #311; thence running with the Southern right-of-way line of Solon Street, South 87° 30' East 126 feet to an iron stake, the Northwest corner of Lot No. 6 on the map hereinafter described; thence running with the Eastern line of Lot No. 6, South 03° 0' West 150 feet to an iron stake; thence running North 74° 30' West 221 feet to an iron stake in the old Eastern right-of-way line of U.S. Highway #311; thence with said right-of-way line North 45° 0' East 135 feet to an iron stake, the point and place of BEGINNING. And being a part of Lots Nos. 6, 7, 8, 9 & 10 as shown on the Map of Cornelius Hester, Block "F", as recorded in Plat Book 4, Page 70, in the Office of the Register of Deeds of Forsyth County, North Carolina.

This conveyance is made subject to the exception of a 26 by 135 foot strip of land on the western part of subject property which is included in the new right-of-way line of U.S. Highway #311.

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.

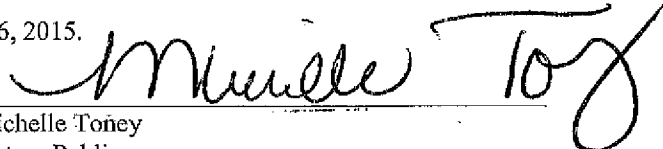


Nathan Gray Shore
Attorney in Fact for Grady I. Ingle
Substitute Trustee

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 Nathan Gray Shore attorney-in-fact for Grady I. Ingle, Substitute Trustee, duly authorized pursuant to an instrument recorded on June 18, 2015 in Book 30058, and page 521, 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 October 16, 2015.



Michelle Toney
Notary Public

My Commission expires: March 26, 2018

15-067198

