

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2015 JAN 08 12:32:22
BK:3273 PG:868-869
FEE: \$26.00
EXCISE TAX: \$95.00
INSTRUMENT # 2015000275
MATT WILLIS

HARNETT COUNTY TAX ID#

12.0556.0079

1-8-15 E SB



EXCISE TAX: \$95.00

PARCEL #: 0556-15-0112.000

Prepared by: Rogers Townsend, Attorneys at Law, 2550 W. Tyvola Rd., Suite 520,
STATE OF NORTH CAROLINA) Charlotte, NC 28217
COUNTY OF HARNETT) SUBSTITUTE TRUSTEE'S DEED

THIS DEED, dated this the 5th day of January, 2015, by and between Rogers Townsend & Thomas, PC, 2550 W Tyvola Rd, Suite 520, Charlotte, NC 28217, Substitute Trustee in the Deed of Trust hereinafter mentioned, of Mecklenburg County, North Carolina, hereinafter referred to as "Grantor," and Nellie C. McLean, P.O. Box182 Bunnlevel, NC 28323, hereinafter referred to as "Grantee".

WITNESSETH

WHEREAS, on October 7, 2011, Teemorrie D Taylor executed and delivered unto Daniel D. Bennett, as Trustee, a certain Deed of Trust which was duly recorded on October 26, 2011 in Book No. 2920 at Page 793 in the Harnett County Public Registry ("Deed of Trust"), to which reference is hereby made; and

WHEREAS, Grantor was appointed as Substitute Trustee under the Deed of Trust, pursuant to a Substitution of Trustee which was duly recorded on March 20, 2014 in Book No. 3200, at Page 357 in the Harnett County Public Registry to which reference is hereby made; and

WHEREAS, default having occurred in the payment of the indebtedness secured by the Deed of Trust, due demand was made upon the Grantor by the holder of the indebtedness secured by the Deed of Trust that it foreclose on the 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 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 Harnett County, North Carolina; captioned "14-SP-362" 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 October 1, 2014, where the Clerk of Superior Court of Harnett 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 29, 2014, did expose the land described in the Deed of Trust, and hereinafter described and conveyed, subject to prior liens, restrictions, easements, conveyances and releases, for sale at public auction at the Harnett County Courthouse, in the City of Lillington, North Carolina, when and where Nellie C. McLean became the last and highest bidder for the said land at the price of \$47,250.00; and

WHEREAS, Grantor duly reported the sale to the Clerk of Superior Court of Harnett County, North Carolina, 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, 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 the 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 Harnett County, State of North Carolina, and being more particularly described as follows:

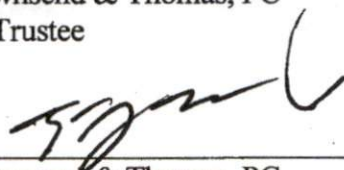
BEGINNING AT A NAIL AND CAP IN THE CENTER OF SR 2042 DIRECTLY OVER A 36 INCH RCP A CORNER WITH GRACIE MCDUGALD AND RUNS THENCE AS CENTER LINE OF SAID ROAD NORTH 14 DEGREES 30 MINUTES, EAST 250.0 FEET TO A NAIL AND CAP; THENCE NORTH 75 DEGREES 30 MINUTES, WEST 215.0 FEET TO A STAKE; THENCE SOUTH 4 DEGREES, WEST 274.0 FEET TO A STAKE; THENCE SOUTH 75 DEGREES 30 MINUTES, EAST 1100 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.0 ACRES, MORE OR LESS. THE IMPROVEMENTS THEREON BEING KNOWN AS 226 RAYNOR MCLAMB ROAD.

The above described property is not the primary residence of the Grantor.

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, the Substitute Trustee, of the aforesaid Deed of Trust, has hereunto set its hand and affixed its seal, the day and year first above-written.

Rogers Townsend & Thomas, PC
Substitute Trustee

BY: 
Rogers Townsend & Thomas, PC
Assistant Vice President

Tyler Skitt

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I, Christopher M. Pasour, a Notary Public of Gaston County and State aforesaid certify that Tyler Skitt personally came before me this day, and I have personal knowledge of the identity of the principal and acknowledged that (s)he is the Assistant Vice President of Rogers Townsend & Thomas, PC, a South Carolina Corporation and that by authority duly given and as an act of the corporation has voluntarily signed the foregoing instrument in its name and on its behalf as its act and deed as