

BK: R 7963
PG: 1761 - 1764

RECORDED:

08/10/2017

04:32:24 PM

BY: TERESA STEELMAN

DEPUTY-GB

2017044977

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NC

REAL ESTATE

EXTX \$409.00

Prepared By/Return To: William G. Burgin, III
Tuggle Duggins P.A.
P O Box 2888
Greensboro, NC 27402

NORTH CAROLINA

Excise Tax \$409.00

RANDOLPH COUNTY

SUBSTITUTE TRUSTEE'S DEED

THIS SUBSTITUTE TRUSTEE'S DEED, made this the 12 day of August, 2017, by W. Scott Brannan, Substitute Trustee, to COX DORSETT ACQUISITION, LLC, PO Box 2888, Greensboro, NC 27402 ("Grantee").

WITNESSETH:

WHEREAS, D. Richard Durham a/k/a Donald Richard Durham and Paulette L. Durham (collectively, the "Borrower") made and executed to BB&T Collateral Service Corporation, Trustee dated December 30, 2008, filed for record on December 30, 2008, securing an indebtedness in the original principal amount of \$170,000.00 as recorded in Book 2110, Page 761, and assigned to Cox Dorsett Acquisition, LLC by Assignment of Security Instruments, recorded in Book 2536, Page 536 in the Randolph County Public Registry. (the "Property"); and

WHEREAS, the Borrower failed to comply with the terms of the Deed of Trust; and

WHEREAS, W. Scott Brannan was duly appointed Substitute Trustee by instrument recorded in the Office of the Register of Deeds of Randolph County, North Carolina in Book 2542, Page 1130; and

1108873V1

Submitted electronically by "Tuggle Duggins P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Guilford County Register of Deeds.

WHEREAS, W. Scott Brannan, Substitute Trustee, in compliance with the terms of the Deed of Trust, exposed the Property to public sale to the highest bidder, after due advertisement, on the 26th day of July, 2017, at the courthouse door in Randolph County, North Carolina and during the upset bid period Grantee became the last and highest bidder at the sum of Two Hundred Four Thousand Five Hundred and no/100 Dollars (\$204,500.00).

NOW THEREFORE, for and in consideration of the premises and the sum of Two Hundred Four Thousand Five Hundred and no/100 Dollars (\$204,500.00), in hand paid to W. Scott Brannan, Substitute Trustee, by the Grantee, the receipt whereof is hereby acknowledged, W. Scott Brannan, Substitute Trustee, does by these presents hereby sell and convey unto the Grantee and its successors and assigns forever, the following lots or parcels of land lying in the County of Randolph, and State of North Carolina:

See Exhibit A attached hereto and incorporated herein by this reference.

The address for the property is 1305 S. Cox Street, Asheboro, North Carolina 27205.

This conveyance is made subject to ad valorem taxes, any prior deed of trust, and any special assessments which are a lien against the premises.

TO HAVE AND TO HOLD the Property, with all the appurtenances thereunto belonging or in any way appertaining, unto the Grantee, its successors and assigns, in as full and ample a manner as Substitute Trustee has power to convey the same;

Reference is hereby made to Foreclosure Proceeding No. 17 SP 158 conducted by the Substitute Trustee before the Clerk of Superior Court, Special Proceedings, Randolph County, North Carolina.

IN TESTIMONY WHEREOF, W. Scott Brannan, Substitute Trustee has hereunto set its hand and seal.

Substitute Trustee:

 (SEAL)
W. SCOTT BRANNAN

NORTH CAROLINA

COUNTY OF Guilford

I, J. Thomas KEEVER JR. a Notary Public for Guilford County, North Carolina, do hereby certify that W. SCOTT BRANNAN, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10 day of August, 2017.

J. Thomas KEEVER JR.
Notary Public
Notary's Printed Name: J. Thomas KEEVER JR.
My Commission Expires: 10/22/2019

(Official Seal)

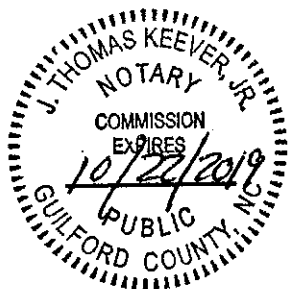


EXHIBIT A

TRACT 1:

BEGINNING at an iron pipe at the point of the intersection of the Southern right of way line of Dorsett Street and the Eastern right of way line of Cox Road; thence with the Southern right of way line of Dorsett Street South 89 degrees 30 minutes East 150 feet to an iron pipe; thence South 19 degrees 01 minutes East 102.22 feet to an iron pipe in Iola Lowdermilk's line; thence with Iola Lowdermilk's line North 89 degrees 32 minutes West 150 feet to an iron pipe in the Eastern right of way line of Cox Road; thence with said road North 19 degrees 01 minute West 103.32 feet to the beginning.

The above described parcel is the Western portion of Lots Nos. 1 and 2 of the S. Frank Lowdermilk Estate, as shown on plat recorded in Plat Book 2, Page 58, in the office of the Register of Deeds of Randolph County, North Carolina, less the portion of said lands taken for the widening of Dorsett Street and Cox Road.

TRACT 2:

BEGINNING at an iron pipe on the South side of Dorsett Street, Durham Printing Company's North East corner; thence along the South side of Dorsett Street South 88 degrees 03 minutes East 156.15 feet to an iron pipe; thence South 0 degrees 54 minutes West 93.60 feet to an iron pipe, in Iola Lowdermilk's line; thence along Iola Lowdermilk's line North 89 degrees 12 minutes West 111.40 feet to an iron pipe in Durham Printing Company's line; thence along Durham Printing Company's line North 19 degrees 01 minutes West 101.90 feet to the point and place of the beginning, the same being the Eastern Portion of Lots Nos. 1 and 2 of the S. Frank Lowdermilk Estate (Map No. 1). See plat in the office of the Register of Deeds for Randolph County, North Carolina, in Plat Book 2, Page 58; said parcel being shown as a 2.00 lots parcel and identified as Parcel ID No. 7750962895 in the Randolph County Tax Collector's Office, and being more particularly described in Deed recorded at Book 1301, Page 334, Randolph County Registry.

The above two Tracts, collectively, are shown as a 2.00-lots, more or less, parcel in the Randolph County Tax Collector's Office and identified as Parcel ID No. 7750962895 and being more particularly described in deed recorded at Book 1301, Page 334, Randolph County Registry