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Bk:RB6364 Pg:335
09/14/2017 11:24:51 AM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$366.00

JAA

NORTH CAROLINA

SUBSTITUTE TRUSTEE'S DEED

ORANGE COUNTY

Parcel No. 9835402262
Revenue Stps:\$366.00

RB

Prepared by and mail to: Holt, Longest, Wall, Blaetz & Moseley, PLLC, P.O. Drawer 59, Burlington, N.C. 27216.

This instrument prepared by Peter T. Blaetz, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS SUBSTITUTE TRUSTEE'S DEED, made this the 14th day of September, 2017, by and between PETER T. BLAETZ, as Substitute Trustee, Grantor, to ROY D. SECHRIST and wife, NANCY SECHRIST, Grantees, of 402 East Forest Street, Mebane, North Carolina.

THAT WHEREAS, on or about April 30, 2012, 6102 US 70, LLC, made and executed to William H. Humbert, Trustee, a Deed of Trust in the original principal amount of \$200,000.00 and recorded in Book 5357, at Page 470, of the Orange County Registry, upon the lands hereinafter described; and whereas 6102 US 70, LLC, defaulted and failed to pay the indebtedness described by the terms of that certain Promissory Note executed by it and dated April 30, 2012, which was secured by said Deed of Trust; and whereas the holder of the indebtedness, Roy D. Sechrist and wife, Nancy Sechrist, having called for foreclosure of said Deed of Trust and after proper notice given to those persons entitled by law to such notice, a hearing was held before the Clerk of Superior Court of Orange County, North Carolina, in File No. 17-SP-150 and an Order dated July 26, 2017, was entered by the Clerk of Superior Court directing Peter T. Blaetz, Substitute Trustee, to proceed with the foreclosure of the Deed of Trust; and whereas Peter T. Blaetz, Substitute Trustee, in compliance with the terms of said Deed of Trust and as provided by law exposed said lands to public sale to the highest bidder, after due advertisement, on August 30, 2017, at the Orange County Courthouse in Hillsborough, Orange County, North Carolina, when and where Roy D. Sechrist and wife, Nancy Sechrist, became the last and highest bidder at the sum of \$183,000.00; and whereas, a Report of Sale was filed with the Clerk of Superior Court on August 30, 2017; and whereas said bid remained open for more than ten (10) days and no advance bid was offered and no objection was made;

NOW, THEREFORE, for and in consideration of the premises and the sum of ONE HUNDRED EIGHTY THREE THOUSAND & 00/100 DOLLARS (\$183,000.00), Peter T. Blaetz, Substitute Trustee, does by these presents hereby sell and convey unto said Roy D. Sechrist and wife, Nancy Sechrist, and their successors and assigns forever, the following described property:

submitted electronically by "Holt Longest Wall Blaetz & Moseley, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

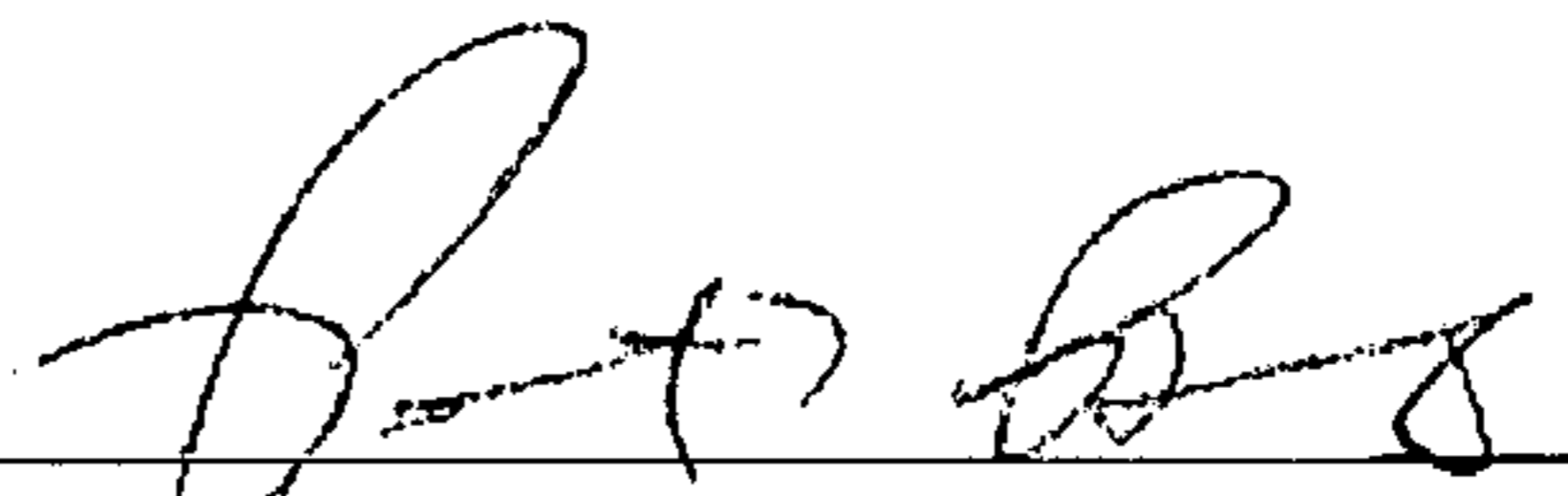


BEGINNING at an iron spike at the intersection of the south right of way of U.S. Highway No. 70 and the center line of County Road 1310; thence with the south right of way line of said Highway N. 86 deg. 38' 40" West 297.62 ft. to an iron stake in the right of way line, corner with Lot C of Perry Hills; thence S. 2 deg. 05' East 445.87 ft. with the East line of Lot C to iron spike in the center line of County Road No. 1310; thence with the center line of said County Road N. 34 deg. 48' East 323.13 ft. to an iron spike in said center line; thence continuing with said center line N. 30 deg. 39' 40" East 189.24 ft. to the place or point of Beginning, containing 1.567 acres, more or less, and being Lot D of Perry Hills, in accordance with the plat and survey of the land of Bedford R. Haley made by A.T. Davison, Registered Surveyor, December 5, 1963, recorded in Plat Book 13, at Page 72, Orange County Registry, and which is part of the property described in a certain Deed dated October 3, 1963, from Norman S. Dillard et al to Wiley B. Perry et ux recorded in Deed Book 196, at Page 88, Orange County Registry, to which deed reference is hereby made.

This property is conveyed subject to all encumbrances existing prior to the recording of the above-referenced Deed of Trust including all valid and enforceable liens and also subject to all taxes, easements, rights of way of record, restrictions of record and special assessments outstanding against the property, if any.

TO HAVE AND TO HOLD said real property, with all privileges and appurtenances thereunto belonging, to said Roy D. Sechrist and wife, Nancy Sechrist, their successors and assigns forever.

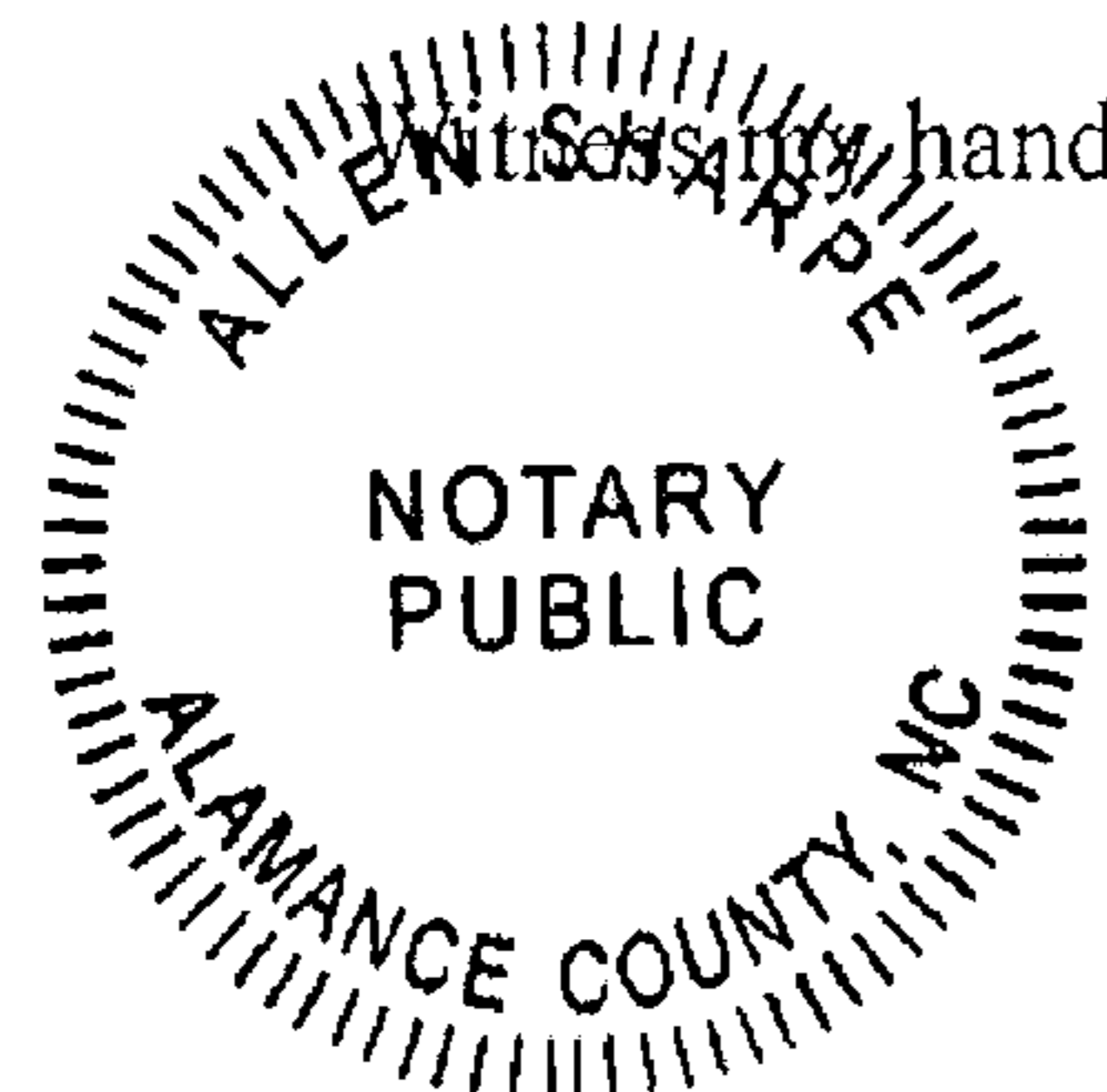
IN TESTIMONY WHEREOF, PETER T. BLAETZ, Substitute Trustee, has hereunto set his hand and seal, this the day and year first above written.

 (SEAL)
 PETER T. BLAETZ, Substitute Trustee

NORTH CAROLINA
 ALAMANCE COUNTY

I, ALLEN SHARPE, a Notary Public in and for said County and State, do hereby certify that PETER T. BLAETZ, Substitute Trustee, personally appeared before me this date and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day of September, 2017.




 Notary Public

My Commission Expires: 6-19-2018