

# Auction Property

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Selling onsite and online Wednesday, March 22, 2017 at Noon!

143 Locust Grove Lane, Mount Airy, NC 27030

From Old Hwy. 601 in White Plains follow Siloam Road 3.3 miles to Locust Grove Lane on the right.



Approximately 15,000 Square Feet Warehouse Building (Square footage is an estimate)

Approxiamtely 1,400 Square Feet Manufactured Office (Square footage is an estimate)

Plus other sheds and shelters.

Approximately 2.8 acres.

Zoned Rural Business

Information is believed to be correct but is not guaranteed. You are encouraged to complete thorough due diligence and inspections prior to bidding at the auction. Property sells strictly "AS IS" in its existing condition. Auction firm represents the seller. 10% Buyer's Premium added. 10% deposit. Cash transacton only. NCAL 685



1310 EMS Drive, Mount Airy, NC  
800-442-7906 phone 336-786-1621 Fax

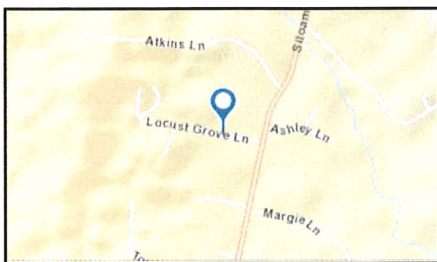




## Site Map on Satellite Imagery - 0.8 Miles Wide

143 Locust Grove Ln, Mount Airy, North Carolina, 27030  
Rings: 1, 5, 10 mile radii

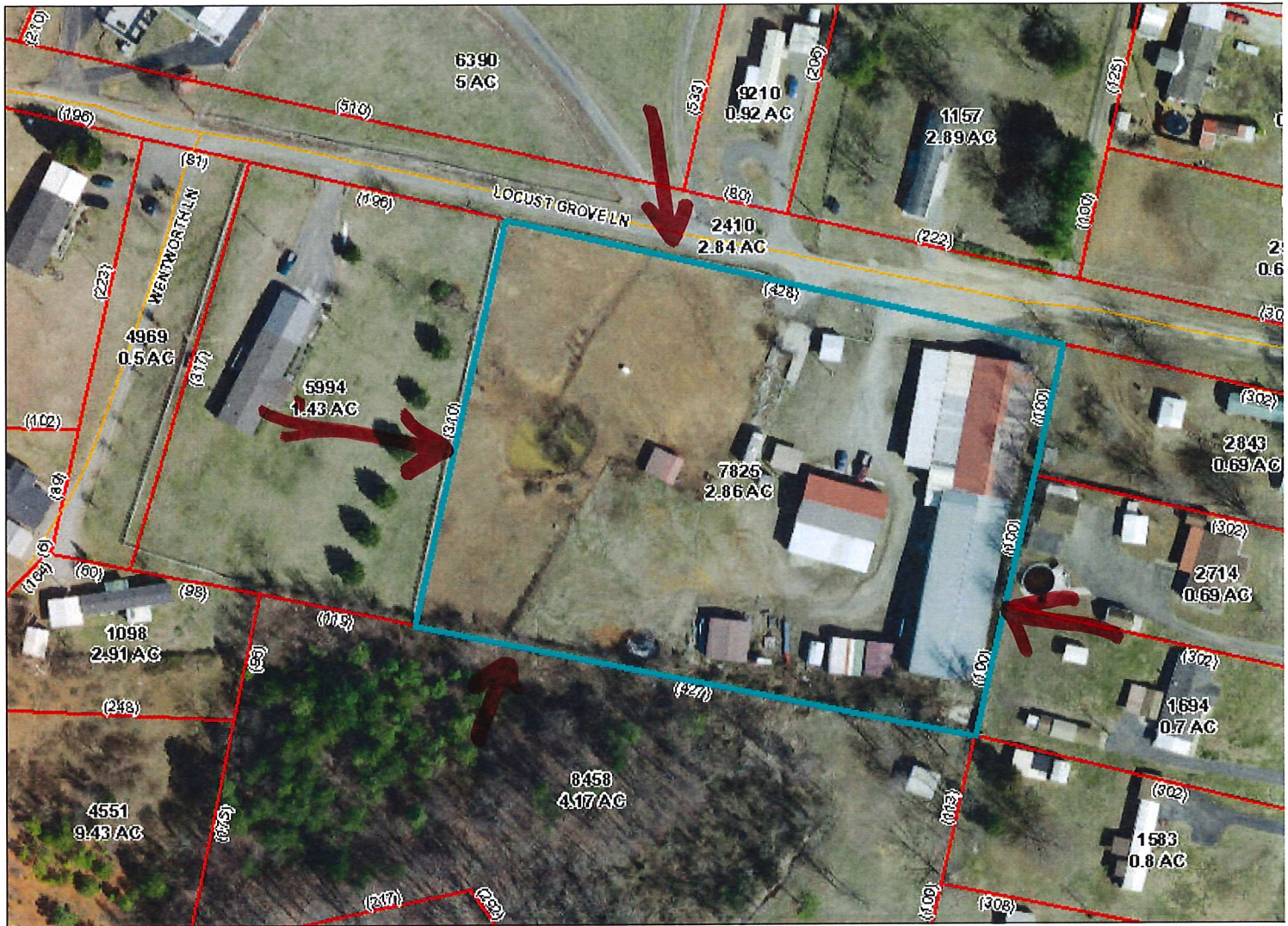
Prepared by Esri  
Latitude: 36.40716  
Longitude: -80.6239



Source: ArcGIS Online World Imagery Basemap

March 01, 2017





March 1, 2017

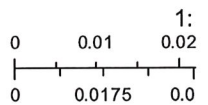
Aerial

**PARCEL ID:** 592700107825  
**OWNER:** DOC G LLC

2910 KERRY FOREST PKWY D4-1

**ADDRESS:** TALLAHASSEE, FL 32312  
 143 LOCUST GROVE LN

**ACRES:** 2.86 AC  
**DEED REF:** 01463/0093  
**LAND VALUE:** \$23,600  
**BLDG VALUE:** \$109,340  
**OBX VALUE:** \$0  
**ASSESSED VALUE:** \$132,940



Disclaimer: The information  
 aerial mapping, tax mapping  
 construed or used as a su  
 professional land survey  
 elevations, length and dire





March 1, 2017

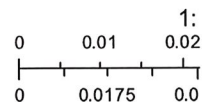
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DOC G LLC

135 LOCUST GROVE LN

100089482

Reval Year: 2016 Tax Year: 2017

Appraised By: 34 on 05/28/2014 00200 ELDORA

County Wide (100), Fire - White (100)

Card No. 2 of 2

2.860 AC

TM-03 CT-31 FR-

Return/Appeal Notes:

PLAT: / UNIQ ID 247720

IND NO:

Parcel ID: 5927-00-10-7825-

SPLIT FROM ID

CONSTRUCTION DETAIL

USE	MOD	EFF. AREA	QUAL	BASE RATE	f	EYB	AYB
Foundation	3	6.00	48	06	14,122	72	24.48
Continuous Footing	2	8.00	02	00	345,707	2004	2000
Slab on Grade	02	0.00	02	00			
Exterior Walls	02	0.00	02	00			
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Roofing Structure	10	18.00	10	00			
Steel Frame or Truss	12	6.00	12	00			
Roofing Cover	01	0.00	01	00			
Metal	01	0.00	01	00			
Interior Wall Construction	01	0.00	01	00			
Masonry or Minimum	01	0.00	01	00			
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Structural Frame	06	15.00	06	00			
Steel	04	5.00	04	00			
Ceiling & Insulation	04	5.00	04	00			
Suspended - No Insulation	04	5.00	04	00			
Half-Bathrooms	04	5.00	04	00			
BAS - 0 FUS - 0 LL - 0	04	5.00	04	00			
Plumbing Fixtures	04	5.00	04	00			
Office	04	5.00	04	00			
BAS - 0 FUS - 0 LL - 0	04	5.00	04	00			
TOTAL POINT VALUE							73,000

TYPE

GS AREA

PCT

RPL CS

11,904

100

291410

3,696

060

54297

15,600

345,707

BLDG DIMENSIONS

BAS=W42S88W12S152E54N240A

Area:11904

UST=W88W12W30N88E42A

Area:3696

Total Area:15600

LAND INFORMATION

HIGHEST AND BEST USE	USE	LOCAL CODE	FRONTAGE	DEPTH	DEPTH / SIZE	COND	OTHER ADJ/NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERIDE VALUE	LAND NOTES
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TOTAL PRESENT USE DATA																
5927-00-10-7825-																
1/23/2017 8:27:29 AM.																

DEPRECIATION

FOBS	AP	NORM
0.30000	0.25000	0.19000
26.0		

WAREHOUSE/INDUSTRIAL

TYPE: WAREHOUSE

STYLE: 1 - 1.0 Story

MARKET VALUE

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Roofing Structure							









RECEIPT  
SURRY  
BILL NUMBER: 12686  
11/7/2016

DESCRIPTION:  
PARCEL: 592700107825

VAUE:  
\$132,940.00

CODE	DESCRIPTION	RATE	CURRENT
FWHIADVL TAX	FIRE - WHITE	0.0680	
CW ADVL TAX DISC	COUNTY WIDE	0.5820	

ACCT#:: 100089482  
DOC G LLC  
2910 KERRY FOREST PKWY D4-1  
TALLAHASSEE, FL 32312

PRINCIPAL DUE:  
INTEREST  
DISCOUNT  
TOTAL DUE  
PAYMENT  
BALANCE DUE



APPRAISAL REPORT OF:

FREE STANDING METAL OFFICE BUILDING  
FREE STANDING PRE-ENGINEERED METAL INDUSTRIAL BUILDING  
143 LOCUST GROVE LANE  
MOUNT AIRY, NORTH CAROLINA 27030

FOR:

MISS GRACE, INC.  
DBA FACTORY DIRECT METALS  
143 LOCUST GROVE LANE  
MOUNT AIRY, NC 27030

CLIENT:

MISS GRACE, INC.  
DBA FACTORY DIRECT METALS  
143 LOCUST GROVE LANE  
MOUNT AIRY, NC 27030

BY:

TERRY G. BEASLEY  
BEASLEY APPRAISAL SERVICES, INC.  
656 S FRANKLIN ROAD  
MOUNT AIRY, NORTH CAROLINA 27030

DATE OF INSPECTION: AUGUST 20, 2013  
DATE OF VALUATION: AUGUST 20, 2013  
DATE OF REPORT: AUGUST 21, 2013

**THE FINAL OPINION OF VALUE FOR THE  
SUBJECT PROPERTY AS OF AUGUST 20, 2013 IS:**

**\$185,000**



*Description of*

**From appraisal.**

**Improvements:** The Surry County tax office indicates the office building was constructed in 1999. This building is a metal construction, two mobile homes, and has 1,584 square feet. The office building is in overall fair condition. The exterior and interior is typical for a mobile home construction and is in fair condition. The interior walls are drywall and panel. The floor has a carpet and vinyl covering. The lighting is fluorescent. The windows are typical for a mobile home. Heating and cooling are provided by heat pumps. The office area has four offices, two restrooms and a reception area. There is a covered porch to the entrance.

The pre-engineered metal industrial building has 15,160 square feet and is indicated to have been constructed around 2000. The majority of the construction is on a concrete slab on grade. There is one restroom. The walls and roof are light steel beamed framed and the walls and roof are metal. The roof is guttered. The building is not insulated. Heating is by a forced air oil furnace.

**Site:** 2.86 acres / Level – Gentle Sloping Topography / On Site Gravel Parking / Adequate Drainage / Private Well and Septic System / Gravel Street.

**Flood Zone:** No – NC Flood Map #3710592700J, Panel 5927J, dated August 18, 2009.

We have not measured  
the buildings.  
Sells "A5 15"  
mark Rogers



## Executive Summary

143 Locust Grove Ln, Mount Airy, North Carolina, 27030  
Rings: 1, 5, 10 mile radii

Prepared by Esri  
Latitude: 36.40716  
Longitude: -80.62390

	1 mile	5 miles	10 miles
<b>Population</b>			
2000 Population	757	10,647	53,083
2010 Population	763	11,171	54,885
2016 Population	759	11,346	55,165
2021 Population	757	11,415	55,211
2000-2010 Annual Rate	0.08%	0.48%	0.33%
2010-2016 Annual Rate	-0.08%	0.25%	0.08%
2016-2021 Annual Rate	-0.05%	0.12%	0.02%
2016 Male Population	50.3%	50.0%	49.0%
2016 Female Population	49.7%	50.0%	51.0%
2016 Median Age	42.0	40.6	42.5

In the identified area, the current year population is 55,165. In 2010, the Census count in the area was 54,885. The rate of change since 2010 was 0.08% annually. The five-year projection for the population in the area is 55,211 representing a change of 0.02% annually from 2016 to 2021. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 42.0, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	90.0%	88.7%	86.9%
2016 Black Alone	1.1%	1.5%	3.9%
2016 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2016 Asian Alone	0.1%	0.4%	0.8%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	7.8%	7.8%	6.6%
2016 Two or More Races	0.8%	1.1%	1.5%
2016 Hispanic Origin (Any Race)	11.5%	12.8%	10.8%

Persons of Hispanic origin represent 10.8% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 39.0 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	275	4,141	21,154
2010 Households	299	4,423	22,280
2016 Total Households	300	4,521	22,501
2021 Total Households	300	4,564	22,573
2000-2010 Annual Rate	0.84%	0.66%	0.52%
2010-2016 Annual Rate	0.05%	0.35%	0.16%
2016-2021 Annual Rate	0.00%	0.19%	0.06%
2016 Average Household Size	2.53	2.49	2.42

The household count in this area has changed from 22,280 in 2010 to 22,501 in the current year, a change of 0.16% annually. The five-year projection of households is 22,573, a change of 0.06% annually from the current year total. Average household size is currently 2.42, compared to 2.44 in the year 2010. The number of families in the current year is 15,339 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

March 01, 2017





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143 Locust Grove Ln, Mount Airy, North Carolina, 27030  
Rings: 1, 5, 10 mile radii

Prepared by Esri  
Latitude: 36.40716  
Longitude: -80.62390

	1 mile	5 miles	10 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$35,626	\$37,374	\$37,829
2021 Median Household Income	\$37,925	\$40,516	\$41,141
2016-2021 Annual Rate	1.26%	1.63%	1.69%
<b>Average Household Income</b>			
2016 Average Household Income	\$45,538	\$49,189	\$51,545
2021 Average Household Income	\$50,121	\$53,957	\$56,446
2016-2021 Annual Rate	1.94%	1.87%	1.83%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$17,744	\$19,700	\$21,275
2021 Per Capita Income	\$19,582	\$21,672	\$23,330
2016-2021 Annual Rate	1.99%	1.93%	1.86%

### Households by Income

Current median household income is \$37,829 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$41,141 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$51,545 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$56,446 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$21,275 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$23,330 in five years, compared to \$32,025 for all U.S. households

### Housing

2000 Total Housing Units	298	4,477	23,058
2000 Owner Occupied Housing Units	228	3,217	16,027
2000 Renter Occupied Housing Units	47	924	5,128
2000 Vacant Housing Units	23	336	1,903
2010 Total Housing Units	332	4,885	24,797
2010 Owner Occupied Housing Units	235	3,278	16,020
2010 Renter Occupied Housing Units	64	1,145	6,260
2010 Vacant Housing Units	33	462	2,517
2016 Total Housing Units	332	4,977	25,148
2016 Owner Occupied Housing Units	229	3,241	15,674
2016 Renter Occupied Housing Units	71	1,281	6,827
2016 Vacant Housing Units	32	456	2,647
2021 Total Housing Units	333	5,036	25,367
2021 Owner Occupied Housing Units	228	3,271	15,724
2021 Renter Occupied Housing Units	71	1,293	6,849
2021 Vacant Housing Units	33	472	2,794

Currently, 62.3% of the 25,148 housing units in the area are owner occupied; 27.1%, renter occupied; and 10.5% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 24,797 housing units in the area - 64.6% owner occupied, 25.2% renter occupied, and 10.2% vacant. The annual rate of change in housing units since 2010 is 0.63%. Median home value in the area is \$118,431, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.47% annually to \$147,366.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

March 01, 2017

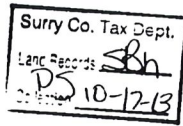
# Surry County Internet Copy

BK 1463 PG 93 - 95 (3)

This document presented and filed:

10/17/2013 02:53:19 PM

Fee \$26.00 Excise Tax: \$200.00



612183



Surry County North Carolina  
CAROLYN M. COMER, Register of Deeds

*rbz*

DEED STAMP: \$200

Tax Parcel Identifier No. 5927-00-10-7825

The property does not include the primary residence of a grantor.

Mail after recording to Edwin M. Woltz, Attorney at Law, PLLC, 119 Rawley Avenue, Mount Airy, North Carolina 27030

This instrument was prepared by Edwin M. Woltz, Attorney at Law, 119 Rawley Avenue, Mount Airy, North Carolina 27030, a licensed North Carolina attorney.

Brief description for the Index: 143 Locust Grove Lane, Mount Airy, NC

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15<sup>th</sup> day of October, 2013 by and between

Grantor	Grantee
Miss Grace, Inc. A Florida Corporation	DOC G, LLC A Florida Limited Liability Company
4091 Glenhurst Drive North Jacksonville, FL 32224	2910 Kerry Forest Pkwy, D4-1 Tallahassee, FL 32312

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Surry County, North Carolina and more particularly described as follows:

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

*26 the*



1

This property herein above described was acquired by Grantor by Deed recorded in Surry County Record Book 862 Page 986 and Book 1380, Page 471.

A map showing the above property is recorded in Surry County Plat Book \_\_, Page \_\_. (N/A)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property herein above described is subject to the following exceptions: outstanding deeds of trust, power and utility easements of record, zoning ordinances applicable to the property, any defect that would be disclosed by an accurate survey and on-site inspection.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Miss Grace, Inc.

*G. G. Granger* (Seal)  
Doc G. Granger, President

STATE OF *Florida*  
COUNTY OF *Nassau*

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Doc G. Granger

Witness my hand and official seal, this the *15* day of *October*, 2013.

Notary Signature: *Selena Smith*  
Print Notary Name: *Selena Smith*  
My commission expires: \_\_\_\_\_

(Official Seal)



**EXHIBIT "A"**

Being all of that certain lot or parcel of land lying and being in the County of Surry, State of North Carolina, and being more particularly described as follows:

BEGINNING at an iron pin at the northwestern corner of Lot #3, Section 2, Sunnybrook Subdivision, and runs with the rear of Lots #3, #2, and #1 South 15 degrees 50 minutes 40 seconds West 299.89 feet to an iron pin at the southwestern corner of Lot #1; thence North 75 degrees 34 minutes 45 seconds West 706.22 feet to an iron pin; thence North 15 degrees 50 minutes 40 seconds East 317.44 feet to an iron pin in the southern margin of a 50-foot right-of-way; thence with the southern margin of said right-of-way South 74 degrees 09 minutes 20 seconds East 706.00 feet to the BEGINNING. Containing 5.00 acres.

Together with FRED SENTER'S interest in the property acquired by deed dated October 7, 1992, from Estate of ROBERT J. LOVILL, JR. and KESTER A. SINK et ux to FRED SENTER and JOHN ZIMMER, jointly, recorded in record book 528, page 209, Surry County Registry.

The above tract is subject to rights of others in and to the use of the right of way leading to the subject property as described in deed dated October 7, 1992, from Estate of ROBERT J. LOVILL, JR. and KESTER A. SINK et ux to FRED SENTER and JOHN ZIMMER, jointly, recorded in record book 528, page 209 (re-recorded record book 528, page 925) Surry County Registry; and subject to right of way (over record book 528, page 209) to ROBERT M. EASTER recorded in record book 549, page 1357, Surry County Registry.

SAVE AND EXCEPT the following out-conveyances:

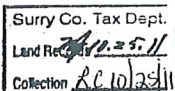
- (1) .515 acre by deed dated June 27, 2001, from S&S ENTERPRISES OF MOUNT AIRY, LLC, TO FLORENCIO TORRES, GERARDO TORRES, and JOSE ANA TORRES, recorded in the office of the Register of Deeds in book 822, page 835, and
- (2) 1.485 acres by deed dated June 27, 2001, from S&S ENTERPRISES OF MOUNT AIRY, LLC, to AMY TORRES recorded in the office of the Register of Deeds in Book 821, page 104.

For reference, see deed dated February 20, 2002, from S&S ENTERPRISES OF MOUNT AIRY, LLC (a North Carolina limited liability company) to FACTORY DIRECT METAL STRUCTURES, INC. (a Virginia corporation) recorded in the office of the Register of Deeds on March 15, 2002, at 11:29 a.m. in book 862, page 986.

Tax PID 5927-00-10-7825

The above-described tract is all of that property described in deeds recorded in Book 862 at Page 986, and Book 1380 at Page 471, Surry County Registry.





Doc No: 591152  
Recorded: 10/25/2011 at 01:21:03 PM  
Fee Amt: \$382.00 Page 1 of 3  
Excise Tax: \$356.00  
Surry County North Carolina  
Carolyn M. Comer Reg of Deeds  
Bk 1380 Pg 471-473

THIS INSTRUMENT PREPARED BY & RETURN TO:

Edwin M. Woltz  
Attorney at Law  
119 Rawley Avenue  
Mount Airy, NC 27030  
File Number: 09-5183  
Tax Id No.: 5927-00-10-7825  
Excise Tax: \$ 356.00

STATE OF NORTH CAROLINA

SUBSTITUTE TRUSTEE'S DEED

COUNTY OF SURRY

NCGS 105-317.2 Report on transfers of real property – requirements

Grantor's address: see above "return to" address

Grantee's address: see below paragraph

Primary residence: As the Substitute Trustee of a special proceedings foreclosure file, this firm does not occupy any property as its residence. As to the original mortgagor(s), this firm does not have any specific knowledge as to whether the mortgagor(s) were occupying the property at the time of the foreclosure sale.

**THIS SUBSTITUTE TRUSTEE'S DEED**, made this 21<sup>st</sup> day of October, 2011, by and between Edwin M. Woltz, Attorney at Law, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and Miss Grace Inc., whose address is 4091 Glenhurst Drive North, Jacksonville, FL 32224, ("Grantee");

WITNESSETH:

**WHEREAS**, Factory Direct Metal Structures, Inc., executed and delivered a Deed of Trust dated July 29, 2002, and recorded on July 29, 2002, in Record Book 884, Page 105 of the Surry County Public Registry, to H. Lee Merritt, Jr. Trustee; and

**WHEREAS**, the beneficial interest of said Deed of Trust was originally held by and remains with, or was transferred and assigned to D. G. Granger and Evelyn E. Granger, jointly with rights of survivorship; and

**WHEREAS**, default having occurred in the payment of the indebtedness secured by said Deed of Trust and Grantor having been substituted as trustee, as set forth in the Substitution and Appointment Of Trustee recorded on May 10, 2011 in Record Book 1364, Pages 2-3 of the Surry County Public Registry, due demand was made on the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust that he foreclose the said Deed of Trust and sell the property under the terms thereof; and

**WHEREAS**, under and by virtue of the power and authority in him vested by said Deed of Trust and according to the terms and stipulations of the same, and having instituted a special proceeding before the Clerk of Superior Court of Surry County, entitled Special Proceedings No. 11 SP 179, and after due advertisement as in said Deed of Trust provided and as by law required,

and due and timely notice having been given to the parties of said special proceeding, and a proper hearing having been conducted on June 15, 2011, whereupon the Clerk of Superior Court of Surry County, North Carolina, authorized Grantor to proceed under said Deed of Trust and sell the real property as herein below described, Grantor, on July 14, 2011 at 10:00 AM, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to any and all superior liens, including without limitation, the lien of unpaid taxes and assessments, easements, conditions, restrictions and matters of record, for sale at public auction at the Surry County Courthouse door, when and where D. G. Granger and Evelyn E. Granger, were the last and highest bidders for said land at the price of \$ 177,687.38; and

**WHEREAS**, Grantor duly reported the land sale to the Clerk of Superior Court of Surry County as required by law; and

**WHEREAS**, said sale remained open ten days, and no increased bid has been filed within the time allowed by law; and

**WHEREAS**, D. G. Granger and Evelyn E. Granger by Assignment of Bid recorded in RB 1380, Page 469, Surry County Registry, assigned their bid to the Grantee herein;

**NOW, THEREFORE**, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the authority vested in him by the terms of the said Deed of Trust, Grantor does hereby bargain, sell, grant and convey unto Grantee and their successors and assigns, all that certain lot or parcel of land lying and being in the County of Surry, State of North Carolina, and being more particularly described as follows:

BEGINNING at an iron pin at the northwestern corner of Lot #3, Section 2, Sunnybrook Subdivision, and runs with the rear of Lots #3, #2, and #1 South 15 degrees 50 minutes 40 seconds West 299.89 feet to an iron pin at the southwestern corner of Lot #1; thence North 75 degrees 34 minutes 45 seconds West 706.22 feet to an iron pin; thence North 15 degrees 50 minutes 40 seconds East 317.44 feet to an iron pin in the southern margin of a 50-foot right-of-way; thence with the southern margin of said right-of-way South 74 degrees 09 minutes 20 seconds East 706.00 feet to the BEGINNING. Containing 5.00 acres.

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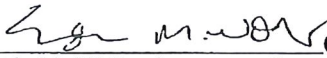


Tax PID 5927-00-10-7825

The above-described tract is all that property described on deed recorded in book 862 at page 986, Surry County Registry.

**TO HAVE AND TO HOLD** the said land, together with all privileges and appurtenances as hereunto belonging unto the said Grantee, its successors and assigns, forever, in as full and ample manner, as Grantor, Substitute Trustee, is authorized and empowered to convey the same.

**IN WITNESS WHEREOF**, Grantor, Substitute Trustee of the aforesaid Deed of Trust, has hereunto set his hand and affixes his seal the day and year first above written.

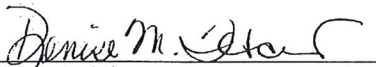
 (SEAL)  
Edwin M. Woltz, Attorney at Law.  
Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF SURRY

I, Denise M. Hart, a Notary Public of Surry County, North Carolina, certify that Edwin M. Woltz, Attorney at Law, Substitute Trustee, personally appeared before me this day and acknowledged the due execution by him of the foregoing instrument.

WITNESS my hand and notary stamp or seal this 21<sup>st</sup> day of October, 2011.

  
Notary Public

Denise M. Hart  
Print Name of Notary Public

10/26/14  
My Commission Expires

NOTARY SEAL

