

Prepared by: Heyward G. Wall, PO Box 2282, Garner, NC 27529

Mail to: Grantee

STATE OF NORTH CAROLINA

Excise tax: \$ 242.00

COUNTY OF WAKE

Tax I.D. # 0077886

TRUSTEE'S DEED

THIS DEED is made on this the 20th day of November, 2023 between **Heyward Wall Law, P.A., Substitute Trustee**, Grantor, and **Capital Properties of North Carolina, LLC**, Grantee, whose address is 1540 Grand Willow Way, Raleigh, NC 27614.

WITNESSETH:

WHEREAS, Michael W. Nedriga is the beneficiary, owner and holder of the following certain real estate Deed of Trust given in trust to secure the indebtedness as described therein:

<u>GRANTORS</u>	<u>DATE RECORDED</u>	<u>BOOK</u>	<u>PAGE</u>
Capital Partners of North Carolina, LLC	September 15, 2020	18072	2359

WHEREAS, in said Deed of Trust, the Trustee was empowered, pursuant to the request of the Beneficiary of said Deed of Trust upon the breach of any of the covenants contained therein, to sell said property with all improvements thereon, rights, privileges and appurtenances thereunto belonging; and

WHEREAS, default having occurred by said Grantors, foreclosure was initiated in file number 23 SP 2752 and the Wake County Clerk of Superior Court having ordered a sale of the premises pursuant to the provisions of said Deed of Trust; and

WHEREAS, the Substitute Trustee, in the execution of the powers and duties conferred and imposed upon it in said Deed of Trust, did on October 19, 2023 offer for sale said property with all improvements thereon, rights, privileges and appurtenances thereunto belonging at

public auction at the Courthouse door in Raleigh, North Carolina, to the highest bidder for cash, at which sale the noteholder made the highest and final bid of \$121,000.00; said bid was held open for the statutory period of ten (10) days without upset bid and said noteholder subsequently assigned his rights to the winning bid to Grantee who complied with the terms of said sale; and

NOW, THEREFORE, in consideration of the premises and the sum of \$121,000.00, the receipt of which is hereby acknowledged, said Grantor does hereby bargain, sell, grant, and convey with special warranty unto the Grantee and its assigns the following property situated in Wake County, North Carolina, and being more particularly described as follows:

See attached Exhibit A

TOGETHER with all the right, title, and interest which the party of the first part acquired in and to the property described above and the rights, privileges, and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto the party of the second part and its assigns forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal, this November 20, 2023.

Heyward Wall Law, P.A., Substitute Trustee

By:  (SEAL)
Heyward G. Wall, President

North Carolina, Wake County

I, a Notary Public of the County and State aforesaid, certify that Heyward G. Wall, President of Heyward Wall Law, P.A., Substitute Trustee, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this November 20, 2023.


Notary Public

My commission exp.: 8/15/2026

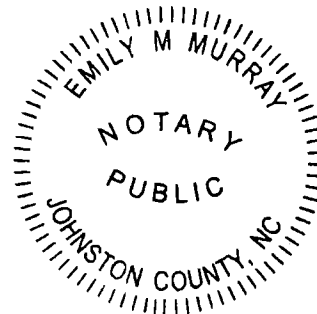


EXHIBIT "A"

Beginning at an iron stake in the intersection of the southern right of way line of U.S. Highway 64 and the line of H.W. Whitley property west of the corporate limits of the Town of Zebulon, runs thence with the line of H.W. Whitley property South 49° 8' East 378.00 feet to an iron stake; runs thence with the run of a branch as the property line in a southwesterly direction (tie line courses and distances: South 78° 35' West 147.14 feet, North 78° 15' West 90.52 feet, South 47° 1' West 113.72 feet, North 64° 30' West 69.00 feet, South 24° 1' West 132.60 feet, and South 45° 33' West 96.90 feet) to a point; runs thence North 56° 47' West 116 feet to an iron stake in the southern right of way line of U.S. Highway 64; runs thence with the southern right of way line of U.S. Highway 64 North 35° 52' East 533.20 feet to the point and place of Beginning, being all of a 2.36 acre tract of land on the southern side of U.S. Highway 64 as shown by survey and map Harold B. Mullen, R.L.S., and dated 3-1-72, and entitled "Property Survey for Russell Blue Williams and Pattie Perry Williams, Little River Township, Wake County, North Carolina."