

2025 in Book 1773, at Page 0205, in the Office of the Register of Deeds for Cherokee County, North Carolina, to which reference is hereby made; and

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust, and in the performance of the stipulation and conditions therein contained, due demand was made upon the first party by the owner and holder of the indebtedness secured by said Deed of Trust or part of the same, that he foreclose the said Deed of Trust and sell the property under the terms thereof, and a Special Proceeding having been instituted on March 26, 2025 with the Clerk of Superior Court of Cherokee County, said Special Proceeding being number 25SP000020-190; and whereas, under and by virtue of the power and authority in him vested by the said Deed of Trust and in accordance with the terms and stipulation of same, and after due advertisement as in said Deed of Trust provided and as by law required, the first party at December 03, 2025 at 11:30AM did expose the land described in said Deed of Trust, and hereinafter described and conveyed, to sale at public auction at the Cherokee County Courthouse door; thereafter, Grantee filed a Notice of Upset Bid and became the last and highest bidder for the said land, at the price of \$99,800.00, and whereas the first party duly recorded said sale to the Clerk of Superior Court of said county, as by law required, and thereafter said sale remained opened for ten days, and no advance bid was placed thereon within the time allowed by law.

WHEREAS, said purchase price has been fully paid.

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, with all funds received and disbursements made or readied to be made, and pursuant to the authority vested herein by the terms of said 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 Cherokee County, State of North Carolina, and being more particularly described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND KNOWN AS LOT 4 OF VICTORY LANE SUBDIVISION, CONTAINING 0.84 ACRE, MORE OR LESS, BEING A PORTION OF TRACT 17 OF SOURWOOD RIDGE, IN MURPHY TOWNSHIP, CHEROKEE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A PLAT OF SURVEY, DATED JUNE 19, 2006, PREPARED BY DONALD L CORDELL, P.L.S., #L-3037, ENTITLED "GALLOWAY PROPERTY, DIVISION OF TRACT #17, SOURWOOD RIDGE", AND FROM SAID PLAT OF SURVEY AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF A 30' RIGHT-OF-WAY, CORNER COMMON TO LOT 2 AND LOT 3, THENCE RUNNING N 77-55-22 E 190.94 FEET TO A REBAR; THENCE CONTINUING S 26-51-00 E 172.00 FEET TO A REBAR FOUND AND S 26-46-56 E 55.23 FEET TO A REBAR FOUND AT A CONTROL MONUMENT, CORNER COMMON TO LOT 5; THENCE RUNNING ALONG THE BOUNDARY COMMON TO LOT 5 N 87-39-27 W 206.99 FEET TO A POINT IN THE CENTERLINE OF THE 30' RIGHT-OF-WAY, BOUNDARY COMMON TO LOT 9; THENCE RUNNING ALONG THE CENTERLINE OF THE 30' RIGHT-OF-WAY AND THE BOUNDARY COMMON TO LOT 9, N 28-07-00 W 175.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.84 ACRE, MORE OR LESS.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE, PERPETUAL RIGHT-OF-WAY AND EASEMENT THIRTY (30') FEET, FIFTEEN (15') FEET ON EACH SIDE OF THE CENTERLINE THEREOF, A PORTION OF THE CENTERLINE OF WHICH FORMS THE WESTERN BOUNDARY OF THE HEREIN DESCRIBED TRACT, FOR THE PURPOSES OF INGRESS, EGRESS, REGRESS, AND UTILITIES, FROM THE HEREIN DESCRIBED TRACT TO N.C.S.R. 1351.

THIS PROPERTY IS SUBJECT TO THE RIGHTS OF OTHERS IN AND TO THE USE OF THE NON-EXCLUSIVE, PERPETUAL RIGHT-OF-WAY AND EASEMENT THIRTY (30') FEET, FIFTEEN (15') FEET ON EACH SIDE OF THE CENTERLINE THEREOF, FOR THE PURPOSES OF INGRESS, EGRESS, REGRESS, AND UTILITIES, FROM THE HEREIN DESCRIBED TRACT TO N.C.S.R. 1351.

GRANTOR RESERVES FOR HIMSELF, HIS SUCCESSORS AND ASSIGNS A NON EXCLUSIVE, PERPETUAL RIGHT OF WAY AND EASEMENT OVER AND ACROSS ALL SUBDIVISION ACCESS ROADS.

THIS CONVEYANCE IS SUBJECT TO THAT CERTAIN RIGHT-OF-WAY AND EASEMENT TO BLUE RIDGE MOUNTAIN EMC FOR THE DISTRIBUTION OF ELECTRIC POWER AS RECORDED IN DEED BOOK 992, PAGE 699 CHEROKEE COUNTY, NORTH CAROLINA REGISTRY.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO THE RESTRICTIVE COVENANTS AND CONDITIONS GOVERNING SOURWOOD RIDGE AS RECORDED IN DEED BOOK 992, PAGE 700 CHEROKEE COUNTY, NORTH CAROLINA REGISTRY.

FOR SOURCE OF TITLE, REFERENCE DEED BOOK 1296, PAGE 651, CHEROKEE COUNTY, NORTH CAROLINA REGISTRY.

APN: 4583-00-19-2566-000

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.

