

2017008988 00114FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$61.00**

PRESENTED & RECORDED

03/09/2017 01:54:23 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

BK: RE 3335**PG: 4044 - 4045**Excise Tax: \$61.00

Return To: Grantee 641 Sun Meadows Dr. Kernersville, NC 27284

Address of Grantee: 641 Sun Meadows Drive, Kernersville, NC 27284

Address of Grantor: 3802-A Clemmons Rd, Clemmons, NC 27012

Prepared By: Christopher D. Lane, no title search requested or performed

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED IN FORECLOSURE

THIS DEED, made this the 8th day of March, 2017, between Christopher D. Lane (the "Grantor") acting as Substitute Trustee and I Buy Houses, LLC, (the "Grantee"), regarding the lot owned by Jason Andrew Terry and Naoma J. Cochran (the "Owner").

RECITALS

A. Owner is shown as the title owner of 3634 Heathrow Drive, Winston Salem, NC, 27127, being known as Lot No. 67, as shown on the map of Revised Heather Hills Section 20J as recorded in Plat Book 29, page 90, in the Office of the Register of Deeds of Forsyth County, North Carolina (hereinafter, the "Property").

B. Heather Hills Homeowner's Association (the "Association") filed a claim of lien against the Property for unpaid dues and assessments pursuant to authority contained in the Declaration of Covenants, Conditions and Restrictions for the Association, recorded in Book 1158, Page 101 (as amended) in the Forsyth County Registry (the "Declaration") and the authority contained in Chapter 47F of the General Statutes of North Carolina. The Association thereafter initiated foreclosure upon the Claim of Lien.

C. The Grantee became the last and highest bidder at the price of \$30,030.00. On February 9, 2017, the Clerk reported the Grantee's bid and said bid remained open for more than ten (10) days and no upset bid was offered, and no objection was made.

NOW THEREFORE, the Substitute Trustee, for and in consideration of the bid amount and other good and valuable consideration, receipt of which is acknowledged, and acting under and pursuant to the power and authority set forth in the Declaration, Chapter 45, and Chapter 47F of the North Carolina General Statutes, hereby grants, conveys and forever quit claims unto the Grantee, the Property situated in Forsyth County, North Carolina, described as follows:

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEING known and designated as Lot 67 as shown on the Map of Heather Hills, Section 20J, as recorded in Plat Book 29 at Page 90 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

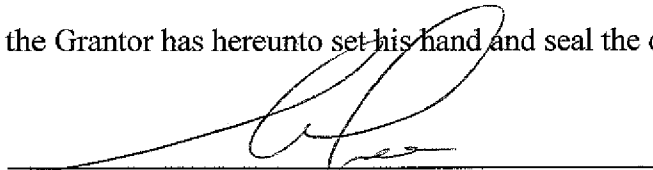
Together with all rights to use the common area as shown on plat recorded in Plat Book 29 at Page 90, and easements appurtenant to said lot as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions issued by Heather Hills Executive Golf Village, Inc., and recorded in Book 1466 at Page 994 in the Forsyth County Registry, and Subject to the regular monthly assessments and special assessments, limitations and rules reserved in said Declaration of Covenants, Conditions and Restrictions, said Declaration being incorporated herein by reference.

Property Address: 3634 Heathrow Dr., Winston-Salem, NC 27127

All or a portion of the property conveyed herein _____ includes or X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD THE Property and all appurtenances thereunto belonging, unto the Grantee, in as full and ample a manner as the said Substitute Trustee has power to convey the same. Forsyth County Special Proceeding file number 16 SP 1282 is incorporated herein by reference as if fully set forth herein. Said conveyance is made subject to all prior sales and releases and to all deeds of trust, liens, unpaid taxes, restrictions, easements, assessments, leases, and other matters of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.



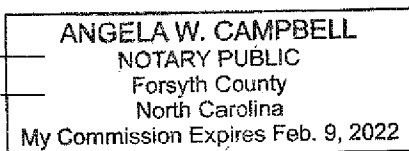
Christopher D. Lane

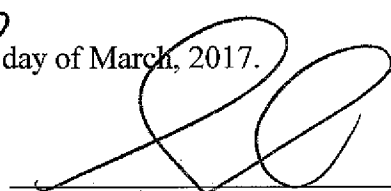
STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Angela W. Campbell, a Notary Public of the County and State aforesaid, do hereby certify that Christopher D. Lane, Substitute Trustee, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 8 day of March, 2017.

My commission expires





Notary Public
Printed Name of Notary Public: