

2017013279 00123

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$240.00

PRESENTED & RECORDED

04/07/2017 01:06:59 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

BK: RE 3340**PG: 3178 - 3179****TRUSTEE'S DEED****NORTH CAROLINA**

Prepared by: Hutchens Law Firm

Return To: I Buy Houses, LLC c/o Chris Vajgert
 641 Sun Meadows Drive, Kernersville, NC 27284

FORSYTH COUNTY

Firm Case No: 1198324 (FC.FAY)

REVENUE: \$240.00**TAX ID: 6875-14-6091.000****Not the primary residence of the Grantor herein**

THIS TRUSTEE'S DEED, made this 5th day of April, 2017, by Substitute Trustee Services, Inc., Substitute Trustee, of the County of Cumberland, and State of North Carolina, 201 South McPherson Church Road, Suite 232, Fayetteville, NC 28303, party of the first part, to I Buy Houses, LLC c/o Chris Vajgert, 641 Sun Meadows Drive, Kernersville, NC 27284, parties of the second part;

WITNESSETH:

THAT WHEREAS, on the 31st day of January, 2007, Dwayne L. Meekins and Wanda Meekins, executed and delivered to Paul H. Swan, Trustee, a certain Deed of Trust, which is recorded in Book RE 2729, Page 1147, in the Office of the Register of Deeds of Forsyth County, North Carolina; and,

WHEREAS, the undersigned, Substitute Trustee Services, Inc., having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in Book RE 3319, Page 2100, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 16 SP 1494, under and by virtue of the authority conferred by the said Deed of Trust, and in accordance with the terms and stipulations of the same, and after due advertisement as in said Deed of Trust prescribed and by law provided, the said Substitute Trustee did on the 15th day of February, 2017, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described, where and when, I Buy Houses, LLC c/o Chris Vajgert became the last and highest bidders for the sum of One Hundred Nineteen Thousand Six Hundred Dollars and 00/100(\$119,600.00); and,

WHEREAS, said sale was duly reported to the Office of the Clerk of Superior Court, Forsyth County, North Carolina and no increased bid has been filed within the time allowed therefore by law;

NOW, THEREFORE, in consideration of the premises and the sum of One Hundred Nineteen Thousand Six Hundred Dollars and 00/100(\$119,600.00), paid to the said party of the first part by the said parties of the second part, the receipt of which is hereby acknowledged and under and by virtue of the power and authority by said Deed of Trust conferred, the said Substitute Trustee, as aforesaid, does hereby bargain, sell and convey unto the said I Buy Houses, LLC c/o Chris Vajgert, their successors and assigns, all that certain parcel, lot or tract of land lying and being in the Township of Abbotts Creek, in the City of Kernersville, in the County of Forsyth, State of North Carolina, and being more particularly described as follows:

The following described lot piece or parcel of land situated in the City of Kernersville, Abbotts Creek Township, Forsyth County, North Carolina: Being known and designated as Lot Number 29, as shown on the plat entitled Country Meadows, Section 1, as recorded in Plat Book 27, Page 20, in the Office of the Register of Deeds of Forsyth County, North Carolina. Together with improvements located thereon; said property being located at 1461 Country Meadow Lane, Kernersville, North Carolina.


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.

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or encumbrances of record against said property and any recorded releases.

TO HAVE AND TO HOLD said lands and premises and all privileges and appurtenances thereto belonging unto the said I Buy Houses, LLC c/o Chris Vajert, their successors and assigns, forever, in as full and ample a manner as the said Substitute Trustee, as aforesaid, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officers, the day and year first above written.

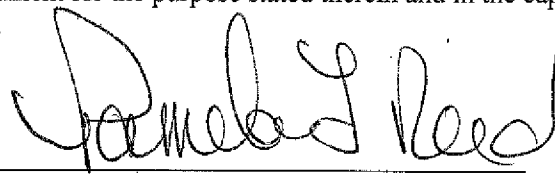
SUBSTITUTE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE

BY: 
L.W. BLAKE President

NORTH CAROLINA – CUMBERLAND COUNTY

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: L.W. BLAKE President.

Date: April 5, 2017


Official Notary Signature

Pamela L. Reed Notary Public
Notary Public printed typed name

My Commission Expires: May 15, 2020

Official Seal

