

2017035224 00174

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

\$199.00

PRESENTED & RECORDED

09/01/2017 03:11:08 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3366

PG: 885 - 886

TRUSTEE'S DEED

NORTH CAROLINA

Prepared by: Hutchens Law Firm

Return To: I Buy Houses, LLC c/o Christopher S. Vajgert
641 Sun Meadows Dr, Kernersville, NC 27284

FORSYTH COUNTY

Firm Case No: 1181826 (FC.FAY)

REVENUE: \$199.00

TAX ID: 6877-78-8653.00

Not the primary residence of the Grantor herein

THIS TRUSTEE'S DEED, made this 31st day of August, 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 Christopher S. Vajgert, 641 Sun Meadows Dr, Kernersville, NC 27284, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 18th day of October, 2012, Amon B. Vaughn, Jr. and Mary A. Vaughn, executed and delivered to Liberty Title, Trustee, a certain Deed of Trust, which is recorded in Book RE 3087, Page 1391, 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 3329, Page 2250, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 17 SP 149, 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 16th day of August, 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 became the last and highest bidder for the sum of Ninety-Nine Thousand Three Hundred Dollars and 00/100(\$99,300.00); 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 Ninety-Nine Thousand Three Hundred Dollars and 00/100(\$99,300.00), paid to the said party of the first part by the said party 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, its successors and assigns, all that certain parcel, lot or tract of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly described as follows:

Submitted electronically by "Thomas and Bennett"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The land referred to herein below is situated in the County of Forsyth, State of North Carolina, and is described as follows:

Being known and designated as Lot 29 of Smokerise, Section One, a map and plat of which is recorded in Plat Book 27 at Page 69 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description. Together with improvements located thereon; said property being located at 7157 Mantlewood Lane, Kernersville, North Carolina.

Parcel ID: 6877-78-8653.00

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, its 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

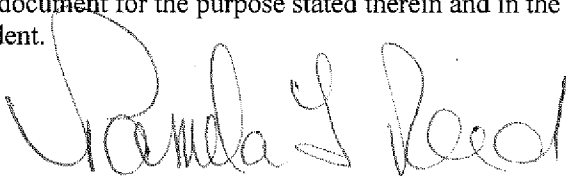
BY: 

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: August 31, 2017


Official Notary Signature

Pamela L. Reed Notary Public
Notary Public printed typed name

My Commission Expires: May 15, 2020

Official Seal

