

2018047871 00140FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$129.00**

PRESENTED & RECORDED

12/14/2018 02:48:59 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SYLVIA TILLEY

DPTY

BK: RE 3438**PG: 2334 - 2336****TRUSTEE'S DEED**

Deed Stamps: \$129.00

Prepared by: Elizabeth M. Repetti

After recording return to:

Bell, Davis & Pitt, P.A.

P. O. Box 21029

Winston-Salem, NC 27120-1029

The property does not include the primary residence of the Substitute Trustee.

NCGS § 105-317.2.

NORTH CAROLINA)

)

FORSYTH COUNTY)

)

THIS DEED made this 7th day of December, 2018, by Elizabeth M. Repetti, Substitute Trustee, having a mailing address of P.O. Box 21029, Winston-Salem, NC 27120-1029, to I Buy Houses, LLC, having a mailing address of 641 Sun Meadows Drive, Kernersville, NC 27284.

WITNESSETH:

That whereas, Anthony J. Baker and Herman Franklin Fort on April 25, 2003, made and executed to The Fidelity Company, Trustee, a Deed of Trust recorded in Book 2346, Page 374 upon the lands hereinafter described, and whereas the said Anthony J. Baker and Herman Franklin Fort failed to comply with the terms of said Deed of Trust; and whereas Elizabeth M. Repetti was duly appointed substitute trustee by instrument recorded in Book 3409, Page 490; and whereas the said Substitute Trustee in compliance with the terms of said Deed of Trust exposed said lands to public sale to the highest bidder, after due advertisement, on August 17, 2018, at the Forsyth County Courthouse door in Winston-Salem, North Carolina, when and where, and after the expiration of all upset bid periods, I Buy Houses, LLC became the last and highest bidder with a bid amount of \$64,050.00.

NOW, THEREFORE, for and in consideration of the premises and other valuable consideration to the said Substitute Trustee by the said I Buy Houses, LLC, the receipt whereof is hereby acknowledged, the said Substitute Trustee does by these presents hereby sell and convey unto the said I Buy Houses, LLC, and its heirs, successors and assigns, the following tract of land lying in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron, northeastern intersection of Greenfield Street and Lindale Street; FROM SAID BEGINNING POINT thence continuing with the eastern right-of-way line of Lindale Street North 03 degrees 43 minutes West 200.14 feet to an iron, the southwest corner of Lot 30 as shown on a map of Advent Acres recorded in Plat Book 14, Page 12, Forsyth County Registry; thence continuing with the southern line of said Lot 30 South 89 degrees 27 minutes 15 seconds East 160.35 feet to an iron at or near a branch; running thence with the meandering branch South 01 degree 09 minutes 52 seconds West 199.59 feet to an iron in the northern right-of-way line of said Greenfields Street; thence with said right-of-way line North 89 degrees 27 minutes 15 seconds West 143.32 feet to the point and place of BEGINNING, according to survey prepared by Daniel W. Donathan, RLS-1192, dated May 2, 1996.

BEING FURTHER KNOWN AND DESIGNATED as all of Lots 28 and 29 as shown on map of Advent Acres, recorded in Plat Book 14, Page 12, SAVE AND EXCEPT that portion conveyed in Deed Book 1137, Page 1009, Forsyth County Registry.

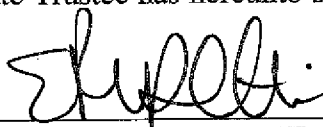
See Tax Block 3869, Lots 28B and 29B, Forsyth County/City Tax Maps.

TO HAVE AND TO HOLD said lands to the said I Buy Houses, LLC, its heirs, successors and assigns, to their use and benefit forever;

And the said Substitute Trustee covenants that she is seized of said premises and has the right to convey her interest, as Trustee, in the same, and that she will warrant and defend the title to the same insofar as it is her duty to do so by virtue of her said office as Substitute Trustee and no further; subject, however, to any unpaid taxes and special assessments, easements, rights-of-way and restrictions of record, if any, and all encumbrances existing prior to the recording of the above referenced Deed of Trust.

The property described herein is being conveyed "AS IS, WHERE IS." Except as expressly set forth above, neither the Trustee nor the beneficiary of the Deed of Trust foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representatives of either the Trustee or the beneficiary of the Deed of Trust foreclosed make any representation or warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at or relating to the property conveyed, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed.

IN TESTIMONY WHEREOF, the said Substitute Trustee has hereunto set her hand and seal on the date first above written.


 _____ (SEAL)
 ELIZABETH M. REPETTI
 Substitute Trustee

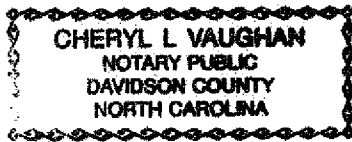
Forsyth County, North Carolina

I, certify that Elizabeth M. Repetti, Substitute Trustee, personally appeared before me this day and acknowledging to me that she voluntarily signed the foregoing instrument. Witness my hand and official stamp or seal, this 7th day of December, 2018.

Cheryl L. Vaughan

Official Signature of Notary

(Official Seal)



Cheryl L. Vaughan

Notary's printed or typed name, Notary Public

My commission expires: 3/19/2022