



2023010539 00138

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$364.00

PRESENTED & RECORDED:
 04-03-2023 02:09:54 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3747
PG: 1859-1861

TRUSTEE'S DEED**22-112882**

Grantor/Drawn by: LOGS Legal Group LLP
 10130 Perimeter Parkway, Suite 400
 Charlotte, NC 28216

Grantee/Mail to: O&G Homes LLC
 1920 Greenwood Rd
 Asheboro, NC 27203

The property is not the primary residence of the Grantor, and Grantor has no knowledge of any foreclosed parties' use of the property. (N.C.G.S. § 105-317.2)

Tax Code #: 6843663410000
 STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

\$364.00 Documentary Stamps

THIS DEED, made March 28, 2023, by and between LLG Trustee LLC, Substitute Trustee per document recorded in BOOK 3683 PAGE 2484, Forsyth County Registry, for Kerry Webb, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and O&G Homes LLC, hereinafter, whether one or more, referred to as "second party" (the singular masculine pronoun wherever hereinafter used to be construed as masculine, feminine or neuter and as singular or plural as the context may indicate or require),

WITNESSETH, THAT WHEREAS, Under date of April 1, 2011, Placido Carballo executed and delivered unto Kerry Webb, as trustee, a certain deed of trust which is duly recorded in the office of the Register of Deeds for Forsyth County, N.C., in Book 2997, Page 602, to which reference is hereby made; and whereas, default having occurred in 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 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 28, 2022 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 22SP239; 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 11:00AM, on January 12, 2023, did expose the land described in said deed of trust, and hereinafter described and conveyed, to sale at public auction at the Forsyth County Courthouse door, when and where O&G Homes LLC became the last and highest bidder for the said land at the price of \$181,614.87; and whereas the first party duly reported said sale to the Clerk of Superior Court of said county, as by law required, and thereafter said sale remained open ten days and no advance bid was placed thereon within the time allowed by law; and whereas the said Clerk duly entered an order,

Original to: German O.
Garcia

directing and requiring the first party to convey the said land by good and sufficient deed upon payment of the purchase price; and whereas said purchase price has been fully paid and

NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by O&G Homes LLC, the receipt of which acknowledged, and pursuant to the authority vested in him by the terms of said deed of trust, said first party, substitute trustee as aforesaid, does hereby bargain, sell, grant and convey unto O&G Homes LLC, all that certain lot or parcel of land, lying and being in the City of Winston Salem, Forsyth County, State of North Carolina, and more particularly described as follows:

BEGINNING at a point in the center of the right of way of Royal Oaks Drive, a private street, a the northern corner of Donald and Patricia Sunday (see Deed recorded in Book 2150 at Page 2147); running thence South 13-25-28 West 25.02 feet to an iron in the south right of way line of Royal Oaks Drive; running thence South 24-01-24 West 155.04 feet to an iron: running thence South 01.-44-58 East 108.95 feet to an iron in the north line of Fellowship Baptist Church (see deed recorded in Book 854 at Page 131); running thence with the north line of said church property North 86-24-49 West, crossing an iron at 139.84 feet, a total distance of 306.77 feet to an iron; running thence North 08-36-20 West 220.15 feet to an iron; running thence North 81-40-30 East, crossing an iron at 160.18 feet, a total distance of 315.53 feet to a point in the center line of the right of way of Royal Oaks Drive: and running thence in a curve to the right a chord course and distance of South 85-14-38 East 92.83 feet to the BEGINNING. Containing 2.004 acres; more or less, according to a survey made by David Bradley Coe, PLS, on 8-27-2002. Being informally known as Lots 202 and 203 as shown on the Forsyth County Maps as presently constituted.

The above described lot is subject, to and has mutual use of a 50' private right of way for ingress, egress, regress, and utilities, the center of which is described as follows:

BEGINNING at a point in the north right of way for Teague Road (SR 2705), said point being located South 67-45-56 West 28.63 feet from an existing iron pipe, the southwest corner of Dennis C. Richardson (Deed Book 1861, Page 324); thence North 16-54-50 West 185.57 to a point: thence on a curve to the left, said curve having a radius of 239.34 feet, a chord bearing and distance of North 57-37-10 West 300 feet to a point; thence South 81-40-29 West 155.34 feet to the terminus, said right of way extending 25 feet on each side of the above described centerline.

TO HAVE AND TO HOLD the said land, together with all the privileges and appurtenances thereunto belonging, unto said second party, its successors and assigns, forever, in as full and ample manner as the first party, substitute trustee, is authorized and empowered to convey the same.

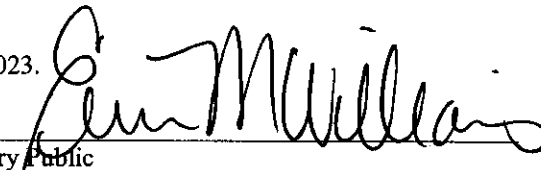
IN WITNESS WHEREOF, The said first party, substitute trustee as aforesaid, has hereunto set his hand and affixed his seal the day and year first above written.


Morgan Lewis, AVP for LLG Trustee LLC
Substitute Trustee

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Erin M. Williams, Notary Public for the State and County indicated on the seal or stamp affixed below, do hereby certify that Morgan Lewis, AVP for LLG Trustee LLC, Substitute Trustee, personally appeared before me this day and acknowledged the due execution by him of the foregoing and attached instrument as duly authorized attorney-in-fact for the substitute trustee.

WITNESS my hand and official seal March 28, 2023.


Notary Public

My Commission expires: _____

22-112882

