



2016012944 00147

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
 \$152.00

PRESENTED & RECORDED:  
 04-12-2016 04:09:42 PM

C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS

BY: RANDY L SMITH  
 DPTY

BK: RE 3280  
 PG: 1565-1566

Original To: *Chris Vajert*

# TRUSTEE'S DEED

NORTH CAROLINA

Prepared by: Hutchens Law Firm

Return To: I Buy Houses LLC c/o Vajert, Chris,  
 4621 Sun Valley Lane, Kernersville, NC 27284

FORSYTH COUNTY

Firm Case No: 1172485 (FC.FAY)

REVENUE: \$152.00

TAX ID: 6888-53-1367.00

Not the primary residence of the Grantor herein

THIS TRUSTEE'S DEED, made this March 30, 2016, 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 Vajert, Chris, 4621 Sun Valley Lane, Kernersville, NC 27284, parties of the second part;

## WITNESSETH:

THAT WHEREAS, on the 11th day of September, 2013, Jose L. Santiago Jr., executed and delivered to William R. Echols, Trustee, a certain Deed of Trust, which is recorded in Book RE 3146, Page 3370, 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 3262, Page 1814-1815, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 15 SP 1760, 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 24th day of February, 2016, 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 Vajert, Chris became the last and highest bidders for the sum of Seventy-Five Thousand Seven Hundred Forty-Five Dollars and 00/100(\$75,745.00); 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 Seventy-Five Thousand Seven Hundred Forty-Five Dollars and 00/100(\$75,745.00), 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 Vajert, Chris, their 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:

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 Number 50, as shown on the Plat entitled Ridgewood, Section 2, as recorded in Plat Book 26, Page 85, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Together with improvements located thereon; said property being located at 8933 Ambridge Drive, Kernersville, North Carolina.

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 Vajgert, Chris, 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: Palmer Maas

Palmer Maas Vice 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: Palmer Maas Vice President.

Date: March 30, 2016

Pamela L. Peterson  
Official Notary Signature

Pamela L. Peterson Notary Public  
Notary Public printed typed name

My Commission Expires: May 15, 2020

Official Seal

