

**2016022419 00174**FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$128.00**

PRESENTED &amp; RECORDED:

06-13-2016 03:26:51 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDSBY: LORI HOLLOWAY  
DPTY**BK: RE 3291****PG: 1338-1340***Original to: Chris Vagjert***THIS INSTRUMENT PREPARED BY: BROCK & SCOTT, PLLC, ATTORNEYS FOR  
TRUSTEE SERVICES OF CAROLINA, LLC****RETURN TO: GRANTEE****I Buy Houses LLC****4621 Sun Valley Lane****Kernersville, NC 27284****File Number: 15-17003****PIN #: 6865-65-2770.00****Excise Tax: \$128.00****STATE OF NORTH CAROLINA****SUBSTITUTE TRUSTEE'S DEED****COUNTY OF FORSYTH****NCGS 105-317.2 Report on transfers of real property – requirements**

Grantor's address: see below paragraph

Grantee's address: see below paragraph

Primary residence: As the Substitute Trustee of a special proceedings foreclosure file, this firm does not occupy any property as its residence. As to the original mortgagor(s), this firm does not have any specific knowledge as to whether the mortgagor(s) were occupying the property at the time of foreclosure sale.

This instrument was prepared by: Brock & Scott, PLLC, Attorneys For Trustee Services of Carolina, LLC, a licensed North Carolina attorney/law firm. The Grantee is receiving title because they were the successful bidder at a foreclosure sale of the below mentioned property. Any potential bidders were notified that the sale of the property would be made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record. Therefore, the Grantee assumes responsibility for any unpaid taxes.

**THIS SUBSTITUTE TRUSTEE'S DEED**, made this 10<sup>th</sup> day of June, 2016, by and between Trustee Services of Carolina, LLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, whose address is **c/o Brock & Scott, PLLC, 5431 Oleander Drive, Suite 200, Wilmington, NC, 28403** ("Grantor"), and **I Buy Houses LLC**, its successors and assigns as their interests may appear, whose address is **4621 Sun Valley Lane, Kernersville, NC 27284**, ("Grantee");



WITNESSETH:

**WHEREAS**, Geneva C. Pendry, executed and delivered a **Deed of Trust dated September 24, 2010 and recorded on September 29, 2010 in Book RE 2966 at Page 2896** of the Forsyth County Public Registry, to William R. Echols, as Trustee; and

**WHEREAS**, the beneficial interest of said Deed of Trust was originally held by and remains with, or was transferred and assigned to Wells Fargo Bank, N.A.; and

**WHEREAS**, default having occurred in the payment of the indebtedness secured by said Deed of Trust and Grantor having been substituted as trustee, as set forth in **appointment of substitute trustee Recorded on August 17, 2015, in Book 3245, Page 4314 of the Forsyth County Public Registry**, due demand was made on the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust that it foreclose the said Deed of Trust and sell the property under the terms thereof; and

**WHEREAS**, under and by virtue of the power and authority in it vested by said Deed of Trust and according to the terms and the stipulations of the same, and having instituted a special proceeding before the Clerk of Superior Court of Forsyth County, entitled Special Proceedings No. 16 SP 231, and after due advertisement as in said Deed of Trust provided and as by law required, and due and timely notice having been given to the parties of said special proceeding, and a proper hearing having been conducted on April 5, 2016, whereupon the Clerk of Superior Court of Forsyth County, North Carolina, authorized Grantor to proceed under said Deed of Trust and sell the real property as herein below described, Grantor, on May 3, 2016 at 10:00AM, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to any and all superior liens, including without limitation, the lien of unpaid taxes and assessments, easements, conditions, restrictions and matters of record, for sale at public auction at the Forsyth County Courthouse door, when and where I Buy Houses LLC was the last and highest bidder for said land at the price of \$63,669.38; and

**WHEREAS**, Grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as required by law, and thereafter said sale remained open ten days, and no increased bid has been filed within the time allowed by law;

**NOW, THEREFORE**, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the authority vested in it by the terms of the said Deed of Trust, Grantor does hereby bargain, sell, grant and convey unto Grantee and their successors and assigns, all that certain lot or parcel of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly described as follows:

Being a tract or parcel of real property lying in Abbotts Creek Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron stake located at the intersection of N. C. Highway #150, and Weavil Road; running thence with the East right-of-way line of Weavil Road, North 4 degrees 44 seconds East

191.45 feet to an iron stake; running thence North 68 degrees 21 seconds East 110.1 feet to an iron stake; running thence South 24 degrees 26 seconds East 168.8 feet to an iron stake located in the North margin of N. C. Highway #150, running thence along the North right-of-way line of N. C. Highway #150, South 67 degrees 31 seconds West 204.9 feet to the place of BEGINNING. Being known as the Western part of Lot Number 13A as shown on the Forsyth County Tax Map in Block 5641, Abbotts Creek Township.

The above-described property is known on the Forsyth County Tax Maps as Tax Lot 013C, Block 5641, on Map Number 666854 and is the same property as that property described in Book 1252 at Page 613 of the Forsyth County, North Carolina, Registry.

Said property is commonly known as 4501 Kernersville Road, Kernersville, NC 27284.

**TO HAVE AND TO HOLD** the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantee, its successors and assigns, forever, in as full and ample manner, as Grantor, Substitute Trustee, is authorized and empowered to convey same.

**IN WITNESS WHEREOF**, Grantor, Substitute Trustee of the aforesaid Deed of Trust, has hereunto set its hand and affixed its seal the day and year first above written.

Trustee Services of Carolina, LLC  
Substitute Trustee

By: [Signature]  
Aaron B. Anderson, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Ginger Martindale, a Notary Public of Pender County and State aforesaid, do hereby certify that Aaron B. Anderson, Member/Manager of Trustee Services of Carolina, LLC, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

WITNESS my hand and notary stamp or seal this 10 day of June, 2016.

[Signature]  
Notary Public

**JAN 22 2021**  
My Commission Expires

NOTARY SEAL

