



2016025940 00215

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$201.00**

PRESENTED & RECORDED:

07-05-2016 03:31:45 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3295**PG: 2330-2331****Original To:**

CHAS Vajger

TRUSTEE'S DEED**16-078007**

Grantor/Drawn by: Shapiro & Ingle, L.L.P.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216

Grantee/Mail to: I BUY HOUSES, LLC
4621 SUN VALLEY LANE
Kernersville, NC 27284

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 #: 6866-14-9712.00
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

\$201.00 Documentary Stamps

THIS DEED, made June 30, 2016, by and between Grady I. Ingle, Substitute Trustee per document recorded in Book RE 3269 Page 177, Forsyth County Registry, for Trustee Services of Carolina, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and I BUY HOUSES, 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 December 7, 2006, Jerome Lafayette Smith executed and delivered unto Trustee Services of Carolina, 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 RE 2718, Page 1364, 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 February 12, 2016 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 16SP204; 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 11:30 AM, on Thursday, June 9, 2016, 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 I BUY HOUSES, LLC became the last and highest bidder for the said land at the price of \$100,501.00; 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;

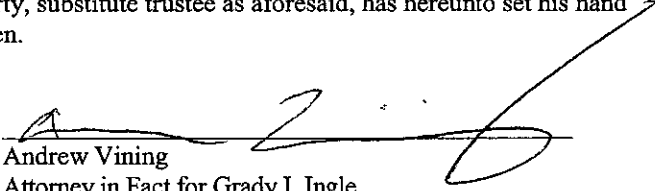
and whereas the said Clerk duly entered an order, directing and requiring the first party to convey the said land by good and sufficient deed upon payment of the purchase price; and whereas said purchase price has been fully paid and

NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by I BUY HOUSES, 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 I BUY HOUSES, LLC, all that certain lot or parcel of land, lying and being in the City of Kernersville, Forsyth County, State of North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 12 as shown on plat of ASHEBY WOODS, SECTION ONE, PHASE ONE, as recorded in Plat Book 39, Page 148, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

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.

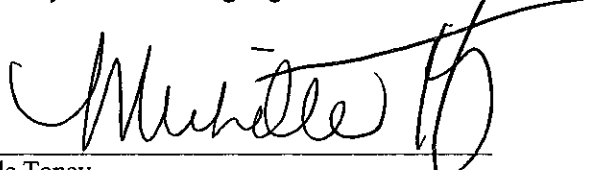
IN WITNESS WHEREOF, The said first party, substitute trustee as aforesaid, has hereunto set his hand and affixed his seal the day and year first above written.


Andrew Vining
Attorney in Fact for Grady I. Ingle
Substitute Trustee

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Michelle Toney, Notary Public for the State and County indicated on the seal or stamp affixed below, do hereby certify that Andrew Vining attorney-in-fact for Grady I. Ingle, Substitute Trustee, duly authorized pursuant to an instrument recorded on October 12, 2015 in Book 30342, and Page 116, Mecklenburg County Registry, 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 June 30, 2016.


Michelle Toney
Notary Public

My Commission expires: March 26, 2018

16-078007

