

2017009043 00169FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$344.00**

PRESENTED & RECORDED

03/09/2017 04:26:45 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3335**PG: 4288 - 4289****TRUSTEE'S DEED****NORTH CAROLINA**

Prepared by: Hutchens Law Firm

Return To: I Buy Houses, LLC

641 Sun Meadows Drive, Kernersville, NC 27284

FORSYTH COUNTY

Firm Case No: 1189057 (FC.FAY)

REVENUE: \$344.00**TAX ID: 6874-87-7786.00****Not the primary residence of the Grantor herein**

THIS TRUSTEE'S DEED, made this March 8, 2017, 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, 641 Sun Meadows Drive, Kernersville, NC 27284, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 1st day of December, 2010, Timothy M. Allen and Ethel M. Allen, executed and delivered to David Silverman, Trustee, a certain Deed of Trust, which is recorded in Book RE 2979, Page 3487, 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 3310, Page 864, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 16 SP 1320, 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 4th day of January, 2017, 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 became the last and highest bidder for the sum of One Hundred Seventy-Two Thousand Dollars and 00/100(\$172,000.00); 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 One Hundred Seventy-Two Thousand Dollars and 00/100(\$172,000.00), paid to the said party of the first part by the said party 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, its 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:

BEGINNING at an iron stake on the West margin of Teague Lane, SR #2630, said iron stake marking the Southeast corner of the property described in Deed Book 1015 at page 903; from said beginning point running with the West margin of Teague Lane, South 13 deg. 09' West 145.3 ft. to an iron stake; thence North 82 deg. 08' West 355.5 feet to an iron stake; thence North 9 degs. 40' East 140.95 ft. to an iron stake; thence South 82

Submitted electronically by "Thomas and Bennett"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

degs. 45' East 366.8 ft. to the iron stake marking the point and place of Beginning, being known and designated as Lot 37C of the Tax Block 5642, Forsyth County Tax Maps. Together with improvements located thereon; said property being located at 1600 Teague Lane, Kernersville, North Carolina.

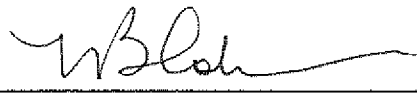
BEING the same property conveyed to Timothy M. Allen and Ethel M. Allen from Bruce Magers, Trustee, by Deed dated October 12, 1999, and recorded on October 13, 1999, in Book 2089, Page 2087.

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, its 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.

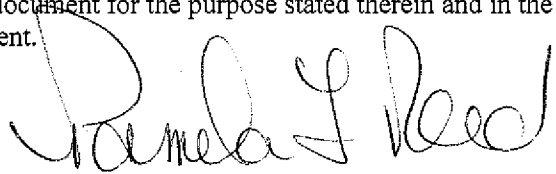
SUBSTITUTE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE

BY: 
L.W. BLAKE 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: L.W. BLAKE President.

Date: March 8, 2017


Official Notary Signature

Pamela L. Reed Notary Public
Notary Public printed typed name

My Commission Expires: May 15, 2020

Official Seal

