

2017010941 00033

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$174.00

PRESENTED & RECORDED

03/24/2017 10:35:31 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: LORI HOLLOWAY

DPTY

BK: RE 3338**PG: 398 - 399****TRUSTEE'S DEED****NORTH CAROLINA**

Prepared by: Hutchens Law Firm

FORSYTH COUNTYReturn To: I Buy Houses, LLC
641 Sun Meadows Drive, Kernersville, NC 27284

Firm Case No: 1192884 (FC.FAY)

REVENUE: \$174.00**TAX ID: 5886-53-8371.00****Not the primary residence of the Grantor herein**

THIS TRUSTEE'S DEED, made this March 13, 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, parties of the second part;

WITNESSETH:

THAT WHEREAS, on the 4th day of June, 2009, Patricia A. Denson, executed and delivered to W.R. Starkey, Jr., Trustee, a certain Deed of Trust, which is recorded in Book RE 2895, Page 3475, 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 3307, Page 2688, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 16 SP 1232, 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 18th day of January, 2017, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described. Pursuant to upset bid, I Buy Houses, LLC became the last and highest bidder for the sum of Eighty-Six Thousand Seven Hundred Four Dollars and 19/100 (\$86,704.19); 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 Eighty-Six Thousand Seven Hundred Four Dollars and 19/100 (\$86,704.19), 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, 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:

TRACT I

BEING KNOWN AND DESIGNATED as Lot Number 1-B, as shown on the Plat of CARROLL ESTATES, recorded in Plat Book 24 at page 102, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TRACT II

BEGINNING at an iron located in the North right-of-way margin of Poplar Ridge Drive, said iron also being located in the Southeast corner of Lot 1-B of Carroll Estates, as shown on Map recorded in Plat Book 24, Page 102, Forsyth County Registry, and running thence with the East line of Lot 1-B, North 00 deg. 49' 11" East 249.56 feet to an iron located in the Northeast corner of Lot 1-B in the Northwest corner of Lot 1-C said plat;

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

running thence with the North line of said Lot 1-C south 88 deg. 14' 21" East 44.97 feet to a new iron pipe; running thence on a new line South 00 deg. 48' 40" West 249.03 feet to a new iron located in the North margin of Poplar Ridge Drive; running thence with Poplar Ridge Drive, North 88 deg. 54' 43" West 45.00 feet to an iron, the point and place of BEGINNING, said property containing 0.257 acres, more or less, according to a survey prepared by Larry L. Callahn, LS, dated January 30, 1998, entitled "Map for Lynda Diane Moss" bearing Job No.268-1, reference to said survey is hereby made for a more particular description.

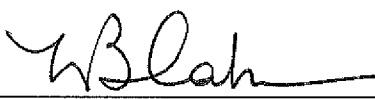
Together with improvements located thereon; said property being located at 6965 Poplar Ridge Road, Lewisville, North Carolina.

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, 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.

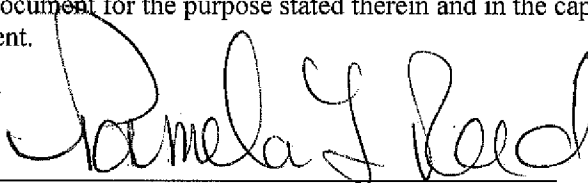
SUBSTITUTE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE

BY: 
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 13, 2017


Official Notary Signature

Pameal L. Reed Notary Public
Notary Public printed typed name

My Commission Expires: May 15, 2020

Official Seal

