

2018007960 00050FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$126.00**

PRESENTED & RECORDED

03/06/2018 10:58:45 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3393**PG: 1953 - 1955****TRUSTEE'S DEED****17-094644**

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

Grantee/Mail to: I Buy Houses, LLC
641 Sun Meadows Dr
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 #: 6809-71-0396
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

\$126.00 Documentary Stamps

THIS DEED, made March 1, 2018, by and between Grady I. Ingle, Substitute Trustee per document recorded in Book RE 3376 Page 4092, Forsyth County Registry, for Money USA, 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 April 19, 1996, Denita Duncan and George D. Duncan executed and delivered unto Money USA, 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 1898, Page 3354, 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 November 9, 2017 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 17SP1398; 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 10:00 AM, on Thursday, January 11, 2018, 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 \$63,000.00; 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;

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.

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 Pfafftown, Forsyth County, State of North Carolina, and more particularly described as follows:

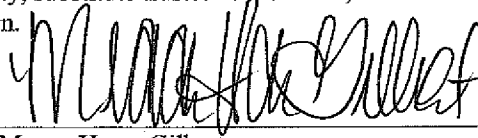
TRACT NO. 1 - BEING KNOWN AND DESIGNATED as Lot No. 77 of Wedgewood Section 1, as recorded in Plat Book 21 at Page 152 in the Office of the Register of Deeds of Forsyth County, North Carolina.

TRACT NO. 2 - BEGINNING on an iron stake in the South right-of-way line of Lodgecrest Lane, said Iron stake being the northeast corner of Lot No. 78 of Wedgewood, Section 1 as is recorded in Plat Book 21, Page 152 of the Forsyth County Registry; running thence South 70-51 West along the south edge of Lodgecrest Lane 37.91 feet to a point to the beginning of a Cul De Sac running thence with the said right-of-way line of the said Cul De Sac on a curve the chord of which is 33-13 East 65.56 feet to a point in the Southern right-of-way line of the Cul De Sac of Lodgecrest Lane, said point being the Northeast corner of Lot No. 77 of the property described above in Tract No. 1 and the Northwest corner of Lot No. 78 of the tract described above; running thence with East right-of-way line of Lot 77 194.40 feet to the Northwest corner of Lot No. 87; hence North 62-29 East 39.69 feet to a point; thence North 17-31 East 250.33 feet to the right-of-way line of Lodgecrest Lane to the place of beginning being the western portion of Lot No. 78 of Plat described in Tract 1.

The purpose of this correction deed is to convey the above-described property to the grantees herein, and is specifically to acknowledge the erroneous description as shown on that certain deed from Bynum D. Bryan, Jr. and wife, Mary C. Bryan to George D. Duncan and wife, Denita R. Duncan dated April 22, 1974 and recorded in Book 1126 Page 837 Forsyth County Registry. The above-described property includes the property described in Deed Book 1126 Page 837 and also includes and conveys title to the whole property which should have been conveyed in said deed recorded in Book 1126 Page 837. With the exception of easements and restrictions of record, if any, and a deed of trust to the Pfefferkorn Company which the grantees herein expressly assume and agree to pay.

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.

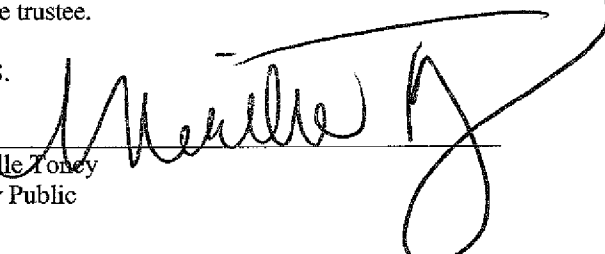


Megan Hawn Gilbert
Attorney in Fact for Grady I. Ingle
Substitute Trustee

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 Megan Hawn Gilbert 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 March 1, 2018.



Michelle Toney
Notary Public

My Commission expires: March 26, 2018

17-094644

