

2019042726 00098FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$180.00PRESENTED & RECORDED
10/24/2019 12:23:53 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY**BK: RE 3489**
PG: 704 - 705**TRUSTEE'S DEED****19-106113**Grantor/Drawn by: Shapiro & Ingle, L.L.P.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216Grantee/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 #: 6866-99-8081
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

\$180.00 Documentary Stamps

THIS DEED, made October 22, 2019, by and between Grady I. Ingle, Substitute Trustee per document recorded in BOOK 3469 PAGE 2047, Forsyth County Registry, for Westcor Land Title Insurance Company, 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 February 21, 2018, Alonzo James Rucker, Sr. executed and delivered unto Westcor Land Title Insurance Company, 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 3391, Page 2603, 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 July 5, 2019 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 19SP809; 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 , on , 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 \$89,250.00; 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

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.

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:


All that certain lot, parcel of land or condominium unit situated in the Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

Lying and being in Forsyth County, North Carolina, and being all of Lot No. 27 of Kerwin Park, Map or plat of which is duly of record in Plat Book 23, Page 44, Forsyth County Registry, subject to restrictions and easements of record.

Being all the premises conveyed to Alonzo James Rucker, Sr., unmarried, from James Garrett Barnes, and wife Judith Ann Barnes, Ronald Lee Barnes, and wife Sharon Lea Barnes and Daren Keith Barnes, and wife Susan Henson Barnes, by deed dated March 07, 2016, recorded March 16, 2016, in Book 3276, Page 742, in the Official Public Records of Forsyth County, State of North Carolina.

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 December 4, 2018 in Book 33149, and Page 480, 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 October 22, 2019.


 Michelle Toney
 Notary Public

My Commission expires: March 26, 2023

19-106113

