

**2020009969 00089**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$130.00PRESENTED & RECORDED:
03-10-2020 01:17:20 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST**BK: RE 3512**
PG: 2185-2186*Original to Venus Anika***TRUSTEE'S DEED****NORTH CAROLINA**

Prepared by: Hutchens Law Firm LLP

FORSYTH COUNTYReturn To: V&T Partnership, LLC
9441 Horse Creek Run, Kernersville, NC 27284

Firm Case No: 1286160 (FC.FAY)

REVENUE: \$130.00**TAX ID: 6804-31-4925.000****Not the primary residence of the Grantor herein**

THIS TRUSTEE'S DEED, made this 6th day of March, 2020, 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 V&T Partnership, LLC, 9441 Horse Creek Run, Kernersville, NC 27284, parties of the second part;

WITNESSETH:

THAT WHEREAS, on the 24th day of October, 2005, Jeffery Julius Goodwin and Priscilla Anne Goodwin, executed and delivered to Trustee Services of Carolina, LLC, Trustee, a certain Deed of Trust, which is recorded in Book RE 2616, Page 424, in the Office of the Register of Deeds of Forsyth County, North Carolina the ("Deed of Trust") and;

WHEREAS, the undersigned, Substitute Trustee Services, Inc., the ("Substitute Trustee"), having been substituted as Trustee in the Deed of Trust by an instrument duly recorded in Book RE 3494, Page 3110, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 19 SP 1370, under and by virtue of the authority conferred by the Deed of Trust, and in accordance with the terms and stipulations of the same, and after due advertisement as in the Deed of Trust prescribed and by law provided, the Substitute Trustee did on the 29th day of January, 2020, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described. Pursuant to upset bid, V&T Partnership, LLC became the last and highest bidder for the sum of Sixty-Five Thousand Dollars and 00/100 (\$65,000.00); 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 Sixty-Five Thousand Dollars and 00/100 (\$65,000.00), 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 V&T Partnership, 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:

All that certain Lot or Parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 40 as shown on map of Salem Meadows, Section 1 as recorded in Plat Book 25, Page 16, in the Office of the Register of Deeds of Forsyth County, North Carolina. Together with improvements located thereon; said property being located at 1195 Castlegate Drive, Winston Salem, North Carolina.

With the appurtenances thereto.

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or prior 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 V&T Partnership, 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.C. Miller*
L.C. Miller *Vice* 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.C. Miller* *Vice* President.

Date: March 6, 2020

Pamela L. Reed
Official Notary Signature

Pamela L. Reed Notary Public
Notary Public printed typed name

My Commission Expires: May 15, 2020

Official Seal

