

2025014996 00084

FORSYTH COUNTY NC FEE \$0.00
PRESENTED & RECORDED
05/06/2025 01:17:46 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3861
PG: 4061 - 4061

SATISFACTION OF SECURITY INSTRUMENT

Submitted electronically by Nationwide Title Clearing, LLC in compliance with North Carolina statutes governing recordable documents and the terms of the Submitter Agreement with the FORSYTH County Register of Deeds. GS 47-14 (a1) (5)

The undersigned is now the secured lienholder of the Security Instrument identified as follows:

Type of Security Instrument: **Deed of Trust**

Original Grantor(s): **LIAM ANDREW O'BOYLE**

Original Secured Party(ies): **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CBC NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS**

Loan Amount: **\$100,000.00**

Recording Data: The Security Instrument is recorded in **Book 3274 and Page 2580**, in the office of the Register of Deeds for **FORSYTH** County, **North Carolina**.

This satisfaction extinguishes the underlying obligation secured by the Deed of Trust and terminates the effectiveness of that Deed of Trust.

Dated this 06th day of May in the year 2025

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CBC NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS



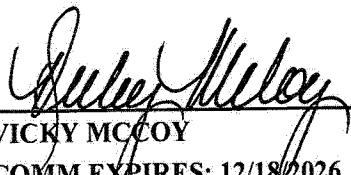
SUSAN HICKS

VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

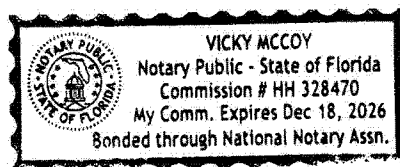
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 06th day of May in the year 2025, by Susan Hicks as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CBC NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



VICKY MCCOY

COMM EXPIRES: 12/18/2026



Document Prepared By: Jennifer Zak/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152

When Recorded Return To: Shellpoint Mortgage Servicing, C/O Nationwide Title Clearing, LLC 2100 Alt. 19 North, Palm Harbor, FL 34683

SPTRC 445080910 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN

100809480001255533 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026

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