

**2015022833 00035**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$75.00**

PRESENTED & RECORDED  
06/22/2015 10:39:45 AM  
**C. NORMAN HOLLEMAN**  
REGISTER OF DEEDS  
BY: RANDY L SMITH  
DPTY

**BK: RE 3236**  
**PG: 4311 - 4313**

**THIS INSTRUMENT PREPARED BY: BROCK & SCOTT, PLLC, ATTORNEYS FOR TRUSTEE SERVICES OF CAROLINA, LLC**

**RETURN TO: GRANTEE**

**Equity Trust Company Custodian FBO Z097756 IRA**

**2668 S. Stratford Road**

**Winston Salem, NC 27103**

**File Number: 14-18166**

**PIN #: 6813-72-3101**

**Excise Tax: \$75.00**

**STATE OF NORTH CAROLINA**

**SUBSTITUTE TRUSTEE'S DEED**

**COUNTY OF FORSYTH**

**NCGS 105-317.2 Report on transfers of real property – requirements**

Grantor's address: see below paragraph

Grantee's address: see below paragraph

Primary residence: As the Substitute Trustee of a special proceedings foreclosure file, this firm does not occupy any property as its residence. As to the original mortgagor(s), this firm does not have any specific knowledge as to whether the mortgagor(s) were occupying the property at the time of foreclosure sale.

This instrument was prepared by: Brock & Scott, PLLC, Attorneys For Trustee Services of Carolina, LLC, a licensed North Carolina attorney/law firm. The Grantee is receiving title because they were the successful bidder at a foreclosure sale of the below mentioned property. Any potential bidders were notified that the sale of the property would be made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record. Therefore, the Grantee assumes responsibility for any unpaid taxes.

**THIS SUBSTITUTE TRUSTEE'S DEED, made this 16 day of June, 2015, by and between Trustee Services of Carolina, LLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, whose address is **c/o Brock & Scott, PLLC, 5431 Oleander Drive, Suite 200, Wilmington, NC, 28403** ("Grantor"), and **Equity Trust Company Custodian FBO Z097756 IRA**, its successors and assigns as their interests may appear, whose address is **2668 S. Stratford Road, Winston Salem, NC 27103**, ("Grantee");**

Submitted electronically by "Mark E. Randolph, Attorney At Law"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.



**WITNESSETH:**

**WHEREAS**, William H. Choplin and Viola A. Choplin, executed and delivered a **Deed of Trust dated February 13, 2008 and recorded on February 14, 2008 in Book 2812 at Page 675** of the Forsyth County Public Registry, to William R. Echols, as Trustee; and

**WHEREAS**, the beneficial interest of said Deed of Trust was originally held by and remains with, or was transferred and assigned to Wells Fargo Bank, N.A.; and

**WHEREAS**, default having occurred in the payment of the indebtedness secured by said Deed of Trust and Grantor having been substituted as trustee, as set forth in **appointment of substitute trustee Recorded on August 15, 2014, in Book RE 3192, Page 1600 of the Forsyth County Public Registry**, due demand was made on the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust that it foreclose the said Deed of Trust and sell the property under the terms thereof; and

**WHEREAS**, under and by virtue of the power and authority in it vested by said Deed of Trust and according to the terms and the stipulations of the same, and having instituted a special proceeding before the Clerk of Superior Court of Forsyth County, entitled Special Proceedings No. 14 SP 1203, and after due advertisement as in said Deed of Trust provided and as by law required, and due and timely notice having been given to the parties of said special proceeding, and a proper hearing having been conducted on January 20, 2015, whereupon the Clerk of Superior Court of Forsyth County, North Carolina, authorized Grantor to proceed under said Deed of Trust and sell the real property as herein below described, Grantor, on April 6, 2015 at 10:00AM, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to any and all superior liens, including without limitation, the lien of unpaid taxes and assessments, easements, conditions, restrictions and matters of record, for sale at public auction at the Forsyth County Courthouse door, when and where Equity Trust Company Custodian FBO Z097756 IRA was the last and highest bidder for said land at the price of \$37,479.49; and

**WHEREAS**, Grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as required by law, and thereafter said sale remained open ten days, and no increased bid has been filed within the time allowed by law;

**NOW, THEREFORE**, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the authority vested in it by the terms of the said Deed of Trust, Grantor does hereby bargain, sell, grant and convey unto Grantee and their successors and assigns, all that certain lot or parcel of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly described as follows:


Being known and designated as Lot Nos. 33 and 34 as shown on the map of O. G. Reavis Property, as recorded in Plat Book 8, Page 163, in the Office of Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Said property is commonly known as 2204 Winsted Street, Winston Salem, NC 27127.

**TO HAVE AND TO HOLD** the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantee, its successors and assigns, forever, in as full and ample manner, as Grantor, Substitute Trustee, is authorized and empowered to convey same.

**IN WITNESS WHEREOF**, Grantor, Substitute Trustee of the aforesaid Deed of Trust, has hereunto set its hand and affixed its seal the day and year first above written.

Trustee Services of Carolina, LLC  
Substitute Trustee

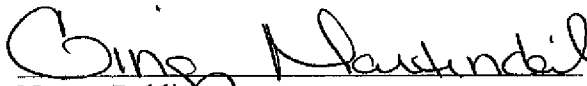
By:   
Aaron B. Anderson, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Ginger Martindale, a Notary Public of Pender County and State aforesaid, do hereby certify that Aaron B. Anderson, Member/Manager of Trustee Services of Carolina, LLC, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

WITNESS my hand and notary stamp or seal this 16 day of June, 2015.

  
Notary Public

JAN 22 2016  
My Commission Expires

NOTARY SEAL

GINGER MARTINDALE  
NOTARY PUBLIC  
PENDER COUNTY, NC