2016013275 00172
FORSYTH CO. NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$64.00
PRESENTED & RECORDED
04/14/2016 03:00:30 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: LORI HOLLOWAY
DPTY
BK: RE 3280
PG: 3389 - 3391

TRUSTEE'S DEED

15-074302

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

Grantee/Mail to: I BUY HOUSES LLC
4621 SUN VALLEY LANE
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 #: 6886-69-3608.00
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH **$64.00 Documentary Stamps**

THIS DEED, made March 18, 2016, by and between Grady I. Ingle, Substitute Trustee per document recorded in book re 3254 page 324 instrument number 2015038549, Forsyth County Registry, for Thomas G. Jacobs, 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 October 25, 2007, Christie H. Teague executed and delivered unto Thomas G. Jacobs, 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 2791, Page 2371, 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 19, 2015 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 15SP1634; 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 10:30 AM, on Thursday, January 28, 2016, 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 $31,641.75; 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 Kernersville, Forsyth County, State of North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Unit No. 314-I as shown on a plat or plats entitled "WINDSOR MANOR, PHASE II", recorded in Condo Book 3 at Pages 64 through 68, inclusive, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description; and

TOGETHER WITH all rights and easements appurtenant to said unit as specifically enumerated in the "DECLARATION OF CONDOMINIUM", issued by Unique Limited Partnership, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 1371 at Page 65, et seq. and pursuant thereto, membership in Windsor Manor Homeowners Association, a North Carolina Non-Profit Corporation, recorded in Book 1371 at Page 1492, Forsyth County Registry, and that certain Amendment to Declaration of Condominium recorded in Book 1464 at Page 883, of the Forsyth County Registry.

TOGETHER WITH all rights of Seller in and to the limited common areas and facilities appurtenant to said Unit; and

SUBJECT TO the said Declaration of Condominium and the By-Laws annexed thereto and the amendment thereto, which with all attachments thereto are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) 1.25 as the percentage of undivided fee simple interest appertaining to the above unit in the common areas and facilities, which percentage may be reduced as provided therein; (2) Use and restriction of use of unit for residential and lodging accommodation purposes, and other uses reasonable incidental thereto; (3) Property rights of Purchaser as a unit owner, and any guests or invitees of the purchasers, in and to the Common Area; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in said Declaration and the By-Laws annexed thereto; (5) Limitations upon use of Common Areas; (6) Obligations of Purchaser and the Association, mentioned in said By-Laws for maintenance; and (7) Restrictions upon use of the unit ownership in real property conveyed hereby.

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 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 18, 2016.

Michelle Toney
Notary Public

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2018

My Commission expires: March 26, 2018

15-074302