2017041814 00023
FORSYTH CO. NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$176.00
PRESENTED & RECORDED
10/19/2017 09:56:54 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY
BK: RE 3373
PG: 3179 - 3181

THIS INSTRUMENT PREPARED BY: BROCK & SCOTT, PLLC, ATTORNEYS FOR TRUSTEE SERVICES OF CAROLINA, LLC
RETURN TO: GRANTEE
I Buy Houses LLC
641 Sun Meadows Dr
Kernersville, NC 27284
File Number: 17-09042
PIN #: 6854-78-4493
Excise Tax: *$176.00*

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 17th day of October, 2017, 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 **I Buy Houses LLC,** its successors and assigns as their interests may appear, whose address is **641 Sun Meadows Dr, Kernersville, NC 27284**, ("Grantee");

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.

WITNESSETH:

WHEREAS, Veronica Nesbit, executed and delivered a **Deed of Trust dated August 7, 2003 and recorded on August 8, 2003 in Book 2386 at Page 1321** of the Forsyth County Public Registry, to John L. Matthews or Timothy M. Bartosh, 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, NA; 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 June 14, 2017, in Book 3352, Page 1369 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. 17 SP 767, 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 August 8, 2017, 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 September 5, 2017 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 I Buy Houses LLC was the last and highest bidder for said land at the price of $87,885.00; 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 its 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 45, as shown on the map of BEDFORD PARK, PHASE TWO, SECTION ONE, a plat of which is recorded in Plat Book 44, Pages 171-172, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which is hereby made for a more particular description.

Said property is commonly known as 484 Bedford Knoll Drive, Winston Salem, NC 27107.

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 17 day of October, 2017.

_____
Notary Public

JAN 2 2 2021
My Commission Expires

NOTARY SEAL

GINGER MARTINDALE
NOTARY PUBLIC
PENDER COUNTY, NC