

**2018016712 00150**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$399.00**  
 PRESENTED & RECORDED  
 05/07/2018 12:48:02 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: EVELYN R. DIXON  
 DPTY

**BK: RE 3403****PG: 1295 - 1296****TRUSTEE'S DEED****NORTH CAROLINA**

Prepared by: Hutchens Law Firm

**FORSYTH COUNTY**

Return To: I Buy Houses, LLC  
 641 Sun Meadow Drive, Kernersville, NC 27284

Firm Case No: 1225544 (FC.FAY)

**REVENUE: \$399.00****TAX ID: 6816-02-8088.00****Not the primary residence of the Grantor herein**

THIS TRUSTEE'S DEED, made this 1st day of May, 2018, 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 I Buy Houses, LLC, 641 Sun Meadow Drive, Kernersville, NC 27284, parties of the second part;

**WITNESSETH:**

THAT WHEREAS, on the 29th day of March, 2013, James C. Culbreath, executed and delivered to Fidelity National Title Insurance Company, Trustee, a certain Deed of Trust, which is recorded in Book RE 3115, Page 953, 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 3380, Page 3095, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 17 SP 1519, 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 14th day of February, 2018, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described. Pursuant to upset bid, I Buy Houses, LLC became the last and highest bidder for the sum of One Hundred Ninety-Nine Thousand Ninety-Nine Dollars and 93/100 (\$199,099.93); 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 One Hundred Ninety-Nine Thousand Ninety-Nine Dollars and 93/100 (\$199,099.93), 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 I Buy Houses, LLC, their 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:

Tax Id Number(s): 6816-02-8088.00

Land Situated in the County of Forsyth in the State of NC

Being known and designated as Lot 57, as shown on the map of Forestdale, Section 3, recorded in Plat Book 22, at Page 144, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which

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.

is hereby made for a more particular description. Together with improvements located thereon; said property being located at 1008 Kendale Drive, Winston Salem, North Carolina.

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or 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 I Buy Houses, LLC, their 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: May 1, 2018

*Pamela L. Reed*  
Official Notary Signature

Pamela L. Reed Notary Public  
Notary Public printed typed name

My Commission Expires: May 15, 2020

Official Seal

