

**2022009727 00161**

FORSYTH CO. NC FEE \$0.00  
PRESENTED & RECORDED  
02/28/2022 01:17:37 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA M THOMPSON  
DPTY

**BK: RE 3678**  
**PG: 2974 - 2975**

PREPARED BY AND RETURN TO:  
C. R. Hall  
Orion Financial Group, Inc.  
2860 Exchange Blvd. # 100, Southlake TX 76092

**CERTIFICATE OF SATISFACTION OF A DEED OF TRUST**  
**Forsyth, North Carolina**  
**Satisfied Pursuant to N.C.G.S. 45-36.10**

This February 28, 2022.

<b>GRANTOR:</b> <b>BIA H AND LANH Y, HUSBAND AND WIFE</b>	<b>TRUSTEE:</b> THE LAW OFFICES OF DANIEL A. FULCO, PLLC	<b>BENEFICIARY</b> <b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR TAYLOR, BEAN &amp; WHITAKER MORTGAGE CORP. ITS SUCCESSORS AND ASSIGNS</b>
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The designation Grantor, Trustee, and Beneficiary as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. ITS SUCCESSORS AND ASSIGNS, whose address is P.O. Box 2026, Flint MI 48501-2026, hereby acknowledges that the below referenced Deed of Trust has been paid in full and, in consideration thereof, does hereby cancel and discharge said Deed of Trust.

Mortgagor: **BIA H AND LANH Y, HUSBAND AND WIFE**  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. ITS SUCCESSORS AND ASSIGNS  
Date of Deed of Trust: 1/19/2006  
Note Amount: \$120,000.00  
Date Recorded: January 23, 2006 Forsyth County Register of Deeds  
Book/Page/Instrument Number: Book RE 2633 Page 1760  
Property Address: 4932 RYANDALE RD, WINSTON SALEM, NC 27104

IN WITNESS WHEREOF, the said secured creditor MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. ITS SUCCESSORS AND ASSIGNS, by the officer duly authorized, has executed the foregoing instrument on 02/28/2022.



6000027197 MIN 100029500010024812 MERS Phone 888-679-6377  
NC Forsyth CARRINGTON/RELEASE

submitted electronically by "Orion Financial Group, Inc."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

PREPARED BY AND RETURN TO:

C. R. Hall  
Orion Financial Group, Inc.  
2860 Exchange Blvd. # 100, Southlake TX 76092

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. ITS SUCCESSORS AND ASSIGNS

By: H. Scott

Heather Leanne Scott, Vice President

State of TX, Tarrant County

On February 28, 2022, before me, C. Lafferty, a Notary Public for said County and State, personally appeared Heather Leanne Scott, who being duly sworn, says that he/she is Vice President of/for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. ITS SUCCESSORS AND ASSIGNS, on behalf of said corporation by its authority duly given. Heather Leanne Scott acknowledged the said writing to be the act and deed of said corporation. And that said Heather Leanne Scott, does acknowledge the due execution of the foregoing instrument. Witness my hand and seal this February 28, 2022.

C. Lafferty

Notary Public, C. Lafferty, State of TX  
My commission expires: November 30, 2022

