



2011042579 00112

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$6.00PRESENTED & RECORDED
11-03-2011 12:58:03 PMC. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTBK: RE 3027
PG: 4195-4196

Excise Tax:\$6.00

Box 103

Parcel Identifier No.: PIN No. 6869-04-7706.00 or Tax Block 5167F Lot 191

Property Address: 6069 Cain Forest Drive, Walkertown, NC 27051

Mail future tax bills to: 8050 West Road, Walnut Cove, NC 27052

Mail Deed to: 8050 West Road, Walnut Cove, NC 27052

This instrument was prepared by: Harold R. Crews, Attorney at Law

Brief Description for the index

Lot 191 R. Don Cain, Phase 5, Sheet II, Plat Book 36, Page 65

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED made this the 3rd day of November, 2011, by and between HAROLD R. CREWS (1617 NC Hwy 66 South, Ste. 103, Kernersville, NC 27284), Grantor herein, pursuant to authority granted in an Order Permitting Foreclosure of Claim of Lien as herein after stated, to C. D. CAIN PROPERTIES, INC., (8050 West Road, Walnut Cove, NC 27052) Grantee herein. (The designation "Grantor" and "Grantee" as used herein shall include said parties, and shall include the singular, plural, masculine, feminine or neuter as required by context.)

WHEREAS: Gustavo P. Hernandez and wife, Stennett R. Hernandez were the Owner(s) of the herein described Lot 191 of the herein described Subdivision, said Lot being subject to the payment of assessments, interest, dues, etc. as stated in the Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded in Book 1741, at Page 4146, Forsyth County Registry; and,

WHEREAS, because of the failure to pay as required assessments, dues, etc., the secured party, the Cain's Way Homeowner's Association, Inc., pursuant to the authority given in the Declaration, and pursuant to the authority granted in NCGS Section 47F, filed a Lien in the Office of the Clerk of Court of Superior Court of Forsyth County, North Carolina in that file designated as "11 M 1869"; and

WHEREAS, for failing to pay the Lien, the holder of the lien, Cain's Way Homeowner's Association, Inc., brought a foreclosure proceeding as designated in the Office of the Clerk of Superior Court of Forsyth County, North Carolina in "11 SP 1765" which special proceeding is incorporated herein by reference; and,

WHEREAS, by that Order Permitting Foreclosure of Claim of Lien dated September 15, 2011 in 11 SP 1765, which Order is incorporated herein by reference, the undersigned, Harold R. Crews, was ordered to sell the herein described real property at public sale upon the terms and conditions as stated in the Notice of Sale, which includes the real property being sold subject to all outstanding deeds of trust, restrictions, easements, leases, liens, assessments, taxes, and any other matter of record; and,

WHEREAS, on October 17, 2011, after posting and publishing a Notice of Sale as required by the North Carolina General Statutes, Harold R. Crews at the Forsyth County Hall of Justice did offer for sale at public sale the herein described real property, where C. D. Cain Properties, Inc. was the last and highest bidder with a bid of \$2,647.15; that the Grantee herein paid to the undersigned the required deposit of \$750.00; that the bid remained open for upset bid; the time for any upset bid has expired with no upset bid being filed, and no objection being filed; and therefore the C. D. Cain Properties, Inc. is the final, last and highest bidder, and the remaining part of the bid has been paid to Harold R. Crews.

WITNESSETH, that Grantor, in consideration of two thousand six-hundred forty-seven dollars and fifteen cents (\$2,647.15), to Grantor paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, pursuant to the Order Permitting Foreclosure of Claim of Lien as herein, stated, and pursuant to the provisions of NCGS Chapter 47F, the undersigned has and by these presents does hereby

release, grant, convey and forever quitclaim unto the Grantee, forever in fee simple, that real property located in Forsyth County, North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 191 as shown on the plat of R. Don Cain Phase Five, Sheet II, recorded in Plat Book 36, Page 65, Forsyth County Registry, to which plat reference is hereby made for a more particular description.

SUBJECT to said Declaration and By-Laws which with all attachments thereto are incorporated herein as if set forth in their entirety.

And subject further to all outstanding deeds of trust, restrictions, easements, leases, liens, assessments, taxes, and any other matter of record.

TO HAVE AND TO HOLD the above released premises unto the Grantee and Grantee's only proper use and behoof forever in fee simple, in as full and ample manner as said Harold R. Crews has power to convey the same.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Harold R. Crews (SEAL)
Harold R. Crews

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Teresa B. Dawkins, a Notary Public for Guilford County, North Carolina, certify that Harold R. Crews, being known to me personally did personally appear before me this day, acknowledging to me that he voluntarily signed the foregoing instrumented for the purpose stated herein and in the capacity indicated.

This the 3rd day of November, 2011.

Teresa B. Dawkins
Notary Public – Teresa B. Dawkins
My Commission Expires: 12/10/2012

