



2013005078 00086

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$43.00

PRESENTED & RECORDED:
02-04-2013 10:07:50 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3104
PG: 3632-3633

TRUSTEE'S DEED

NORTH CAROLINA

FORSYTH COUNTY

Prepared by/Return to:
Hutchens, Senter, Kellam & Pettit, P.A.
P.O. Box 1028, Fayetteville, NC 28302
Firm Case No: 1087318 (FC.FAY)

Handwritten initials

REVENUE: \$43.00

TAX ID: 5250 042

Not the primary residence of the Grantor herein

THIS TRUSTEE'S DEED, made this 29th day of January, 2013, by Substitute Trustee Services, Inc., Substitute Trustee, of the County of Cumberland, and State of North Carolina, P.O. Box 1028, Fayetteville, NC, 28302, party of the first part, to Wells Fargo Bank, N.A., 3476 Stateview Boulevard, Fort Mill, SC 29715, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 13th day of March, 2000, Monica D. McCracken, executed and delivered to Chris Oddleifson, Trustee, a certain Deed of Trust, which is recorded in Book 2108, Page 3655, in the Office of the Register of Deeds of Forsyth County, North Carolina; and,

WHEREAS, the undersigned, Substitute Trustee Services, Inc., having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in Book 3083, Page 322, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 12 SP 1972, under and by virtue of the authority conferred by the said Deed of Trust, and in accordance with the terms and stipulations of the same, and after due advertisement as in said Deed of Trust prescribed and by law provided, the said Substitute Trustee did on the 16th day of January, 2013, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described, where and when, Wells Fargo Bank, N.A., a corporation organized and existing under the laws of the United States of America, became the last and highest bidder for the sum of Twenty-One Thousand Two Hundred Sixteen Dollars and 00/100 (\$21,216.00); 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 Twenty-One Thousand Two Hundred Sixteen Dollars and 00/100 (\$21,216.00), paid to the said party of the first part by the said party 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 Wells Fargo Bank, N.A., its 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:

Lying and being situated in Forsyth County, North Carolina, and more particularly described as follows:

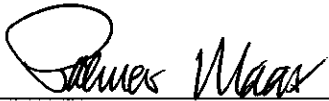
BEING known and designated as Lot Number 42, as shown on the map of BONANZA HILLS, as recorded in Plat Book 22, Page 162, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Together with improvements located thereon; said property being located at 1942 Cartwright Drive, Kernersville, 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 the said Wells Fargo Bank, N.A., its 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: 
Palmer Maas Vice President

NORTH CAROLINA – CUMBERLAND COUNTY

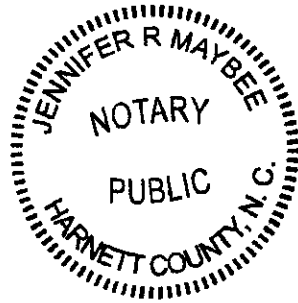
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Palmer Maas Vice President.

Date: January 29, 2013


Official Notary Signature

Jennifer R. Maybee Notary Public
Notary Public printed typed name

My Commission Expires: December 13, 2016



Official Seal

RETURN TO:
Hutchens, Senter, Kellam & Pettit, P.A.
P.O. Box 1028
Fayetteville, NC 28302
Telephone: (910) 864-3068