

**2013040725 00025**

FORSYTH CO. NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
08/28/2013 08:44:46 AM  
C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: LORI HOLLOWAY  
DPTY

**BK: RE 3143**  
**PG: 687 - 689**

**THIS INSTRUMENT PREPARED BY & RETURN TO:**

Post Sale  
Brock & Scott, PLLC  
5431 Oleander Drive, Suite 200  
Wilmington, NC 28403  
File Number: 12-10038  
PIN #: 4209 049m  
Excise Tax: *Exempt- G.S. - 105-228.28*

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 above "return to" address

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, 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 8/26/2013, by and between Trustee Services of Carolina, LLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and **Federal National Mortgage Association**, its successors and assigns as their interests may appear, whose address is **PO Box 650043, Dallas, TX 75265**, ("Grantee");

Submitted electronically by "Brock & Scott, PLLC-NC"  
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, Jennifer Collins**, executed and delivered a **Deed of Trust dated September 15, 2006 and recorded on September 15, 2006 in Book RE 2693 at Page 4286** of the Forsyth County Public Registry, to Fidelity National Title Insurance Co of New York, 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 Green Tree Servicing LLC; 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 September 4, 2012, in Book 3078, Page 1106 of the Forsyth County Public Registry**, due demand was made on the Grantor by the holder of the indebtedness secured by said Deed of Trust that he 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 him 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. 13 SP 93, 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 April 9, 2013, 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 July 16, 2013 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, conveyances and releases, and matters of record, for sale at public auction at the Forsyth County Courthouse door, when and where Green Tree Servicing LLC was the last and highest bidder for said land at the price of \$137,262.68; 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;

**WHEREAS**, Green Tree Servicing LLC requested transfer and assignment of its bid to the Grantee and, whereas, under and by virtue of the authority contained in that certain Appointment of Substitute Trustee Recorded on September 4, 2012 in Book 3078, in Page 1106, Trustee Services of Carolina, LLC, Substitute Trustee, assigned said bid to Federal National Mortgage Association, its successors and assigns in such office; and

**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 him by the terms of the said Deed of Trust, Grantor does hereby bargain, sell, grant and convey unto Grantee and their 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:

Beginning at an iron located in the Eastern right-of-way line of Hampton Road (S. R. No. 3000) said iron being the Southwest corner of the property owned by Kimberley Y. Self as described in Deed recorded in Book 1659, Page 4159, Forsyth County Registry; thence from said beginning point along Self's Southern line, South 81° 33' 35" East 286.73 feet to an iron in the line of the property owned by Roy Lee Cornatzer as described in Deed recorded in Book 1356, Page 1172, Forsyth County Registry; thence along Cornatzer's West line, South 27° 30' East 77.61 feet to an iron, the Northeast corner of property owned by S. Ray Daniels as described in Deed recorded in Book 1643, Page 595, Forsyth County Registry; thence along Daniels' North line, North 85° 38' 20" West 337.49 feet to an iron in the Eastern right-of-way line of Hampton Road (S. R. No. 3000); thence along the Eastern right-of-way line of Hampton Road (S. R. No. 3000), North 11° 18' 31" East 86.95 feet to the point and place of beginning, containing 0.541 of an acre, all according to survey of Larry L. Callahan dated May 3, 1989 and being the identical property as described in Deed recorded in Book 1643, Page 593, Forsyth County Registry.  
Said property is commonly known as 4429 Hampton Road, Clemmons, NC 27012.

**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 his hand and affixed his seal the day and year first above written.

Trustee Services of Carolina, LLC  
Substitute Trustee

By: *[Signature]*  
Aaron B. Anderson, Member/Manager

STATE OF NORTH CAROLINA  
COUNTY OF NEW HANOVER

I, Angela Malloy, a Notary Public of New Hanover 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 company.

WITNESS my hand and notary stamp or seal this 26<sup>th</sup> day of Aug., 2013.

*Angela Malloy* 07/06/2015  
Notary Public My Commission Expires

NOTARY SEAL

