



2013051695 00048
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
11-08-2013 10:09:27 AM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY RANDY L SMITH
DPTY

BK: RE 3154
PG: 1683-1684

TRUSTEE'S DEED

NORTH CAROLINA

FORSYTH COUNTY

REVENUE: \$0.00

TAX ID: 3016 042C

Prepared by/Return to:
Hutchens Law Firm

P.O. Box 12497, Charlotte, NC 28220-2497
Firm Case No: 1110473 (FC.CH)

ENVELOPE P.O. Box 1028
Fayetteville, N.C.
28302

Not the primary residence of the Grantor herein

THIS TRUSTEE'S DEED, made this 29th day of October, 2013, by Substitute Trustee Services, Inc., Substitute Trustee, of the County of Cumberland, and State of North Carolina, 222 Rowan Street Fayetteville, NC 28302, party of the first part, to Federal National Mortgage Association a/k/a Fannie Mae, P.O. Box 650043, Dallas, TX 75265-0043, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 30th day of March, 1999, William T. Steen a/k/a William Travis Steen, executed and delivered to John H. Shows, Trustee, a certain Deed of Trust, which is recorded in Book 2059, Page 2483, 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 RE 3122, Page 2403, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 13 SP 1518, 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 October, 2013, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described, where and when, U.S. Bank National Association, became the last and highest bidder for the sum of Forty-Five Thousand One Hundred Ninety-Three Dollars and 44/100 (\$45,193.44); and,

WHEREAS, U.S. Bank National Association requested transfer and assignment of its bid to the party of the second part and whereas, under and by virtue of the authority contained in that certain Appointment of Substitute Trustee, recorded in Book RE 3122, Page 2403, the said Substitute Trustee assigned said bid to Federal National Mortgage Association a/k/a Fannie Mae, its successors and assigns, party of the second part;

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 Forty-Five Thousand One Hundred Ninety-Three Dollars and 44/100 (\$45,193.44), paid to the said party of the first part by 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 Federal National Mortgage Association a/k/a Fannie Mae, 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:

BEGINNING at an iron stake on the south side of a road, the northwest corner of Prince B. C. Ibrahim lot and the northeast corner of the old J.H. Grubbs lot; thence with the road South 88° East 70 feet to a stake, Johnson and Baynes' old corner; thence with their line South 20° 10' East 593.9 feet to a stake on the north side of the Walkertown Road; thence with said road South 69° 50' West 92 feet to a stake, a new corner; thence on a new line North 27° West 142 feet to a stake; thence North 21° West 337 feet to a stake near a pine in the old line; thence with the old line North 2° 40' East 155.5 feet to the BEGINNING; containing 1.44 acres, more or less, and being in all respects the same property as that described in deed to Perry P. Priddy and his former wife, Mildred Priddy recorded in Book 499, Page 136, in the Office of the Register of Deeds of Forsyth County, North Carolina. For further reference see Deed Book 1015, Page 609 and Deed Book 1933, Page 446, Forsyth County Registry.

EXCEPTING THEREFROM a small lot off the north end of said 1.44 acres as described in deed to S.L. Collins, et ux, recorded in Book 747, Page 207, in the Office of the Register of Deeds of Forsyth County, North Carolina and a 0.372 acre tract as described in deed to James B. Autry and wife, Joyce M. Autry recorded in Book 1859, Page 308, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being further designated as Tax Lots 42C and 42F in Tax Block 3016, as presently shown on the Forsyth County Tax Maps and having a mailing address of 4952 Old Walkertown Road, Walkertown, North Carolina 27051.

Together with improvements thereon, said property located at 4952 Old Walkertown Road, Winston-Salem, NC 27105.
Parcel: 3016 042C

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 Federal National Mortgage Association a/k/a Fannie Mae, 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*
Palmer Maas Vice President

NORTH CAROLINA – CUMBERLAND COUNTY

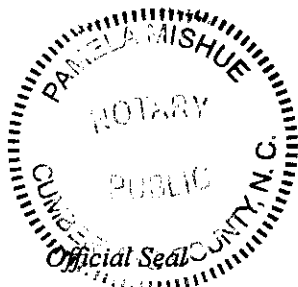
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Palmer Maas Vice President.

Date: October 29, 2013

Pamela Mishue
Official Notary Signature

Pamela Mishue Notary Public
Notary Public printed typed name

My Commission Expires: 8.7.17



RETURN TO:
Hutchens Law Firm
P.O. Box 12497
Charlotte, NC 28220-2497
Telephone: (704)-362-9255