



2013056823 00080
FORSYTH CO, NC FEE \$26.00

GOVERNMENT
PRESENTED & RECORDED:
12-18-2013 10:52:18 AM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3159
PG: 1866-1868

THIS INSTRUMENT PREPARED BY & RETURN TO:

Post Sale
Brock & Scott, PLLC
5431 Oleander Drive, Suite 200
Wilmington, NC 28403
File Number: 09-21607
PIN #: 6426003
Excise Tax: *Exempt- G.S. - 105-228.28*

ENVELOPE

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 12 Dec 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");

WITNESSETH:

WHEREAS, Douglas McHenry and Charlotte L. McHenry a/k/a Charlotte McHenry, executed and delivered a **Deed of Trust dated February 21, 2006 and recorded on February 22, 2006 in Book RE 2640 at Page 1715** of the Forsyth County Public Registry, to Jackie Miller, 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 Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc.; 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 June 27, 2011, in Book RE 3007, Page 3087 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. 11 SP 2097, 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 August 20, 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 November 13, 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 Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. was the last and highest bidder for said land at the price of \$103,465.86; 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, Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. 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 June 27, 2011 in Book RE 3007, in Page 3087, 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:

BEING all of Lot 3 as shown on map of Laurel Mountain Estates, as recorded in Plat Book 43, Page

161, in the Office of the Register of deeds of Forsyth County, North Carolina.

Said property is commonly known as 4349 Wakeman Drive, Winston-Salem, NC 27105.

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, Ginger Martindale, a Notary Public of Pender 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 12 day of Dec 2013.

[Signature]
Notary Public

JAN 22 2016
My Commission Expires

NOTARY SEAL

