



2014016778 00061

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$181.00

PRESENTED & RECORDED:
05-14-2014 11:08:18 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: LORI HOLLOWAY
DPTY

BK: RE 3178
PG: 3163-3164

TRUSTEE'S DEED

NORTH CAROLINA

FORSYTH COUNTY

REVENUE: \$181.00

TAX ID: 2994 010D

Prepared by/Return to:
ENVELOPE Hutchens Law Firm
P.O. Box 1028, Fayetteville, NC 28302
Firm Case No: 1082938 (FC.FAY)

Not the primary residence of the Grantor herein

THIS TRUSTEE'S DEED, made this 30th day of April, 2014, by Substitute Trustee Services, Inc., Substitute Trustee, of the County of Cumberland, and State of North Carolina, 201 South McPherson Church Road, Suite 232, Fayetteville, NC 28303, party of the first part, to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, 2375 North Glenville Drive, Bldg B, Mail Stop RGV-3B-35, Richardson, TX 75082, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 31st day of August, 2006, Thelma S. Horton, executed and delivered to The law offices of Daniel A. Fulco, PLLC, Trustee, a certain Deed of Trust, which is recorded in Book 2690, Page 3656, 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 3067, Page 2711, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 12 SP 1370, 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 24th day of October, 2012, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described, where and when, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, became the last and highest bidder for the sum of Ninety Thousand Two Hundred Three Dollars and 68/100 (\$90,203.68); 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 Ninety Thousand Two Hundred Three Dollars and 68/100 (\$90,203.68), 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 Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, 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 in the middle of Manning Wood Lane, which iron lies in the North line of the John H. Smith, Jr. tract (Deed Book 796, Page 127, Forsyth County Registry): thence with common dividing line of the first tract and the second tract (Deed Book 1040, Page 669, Forsyth County Registry) North 62 deg. 58' East 80 feet to an iron; thence continuing with the said common line North 54 deg. 23' East 60 feet to an iron; thence North 81 deg. 29' 58" West 617.52 feet to an iron in the East line of I.E. Winfrey tract (Deed Book 416, Page 49); thence with Winfrey's East line, South 05 deg. 32' West 100 feet to an iron, the common corner of P.G. McGee (Deed Book 991, Page 217) with the said Winfrey and the aforementioned John H. Smith, Jr.; thence with said Smith's North Line, South 82 deg. 49' 04" East 504.29 feet to an iron, the point and place of beginning and containing 1.212 acres, more or less, according to a survey by Joseph E. Franklin, dated April 9, 1987, and being the Southern portion of the first tract as described in Deed Book 1040, Page 669. Together with improvements located thereon; said property being located at 550 Manning Wood Drive, Winston Salem, North Carolina.

Subject to a 15 foot wide easement across the Eastern border of this property for Manning Wood Lane.

Excepted from the above described tract is the 25 feet lying West of the center line of Manning Wood Drive which Lillie M. Dalton dedicated for an easement to the NC Department of Transportation as a portion of the right-of-way of Manning Wood Drive.

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 Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, 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

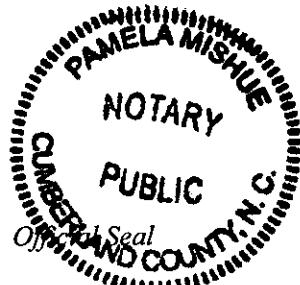
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Palmer Maas Vice President.

Date: April 30, 2014


Official Notary Signature
Pamela Mishue

Notary Public
Notary Public printed typed name

My Commission Expires: 8/2/17



RETURN TO:
Hutchens Law Firm
P.O. Box 1028
Fayetteville, NC 28302
Telephone: (910) 864-3068