

**2014037727 00128**

FORSYTH CO. NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 10/16/2014 02:21:23 PM  
**C. NORMAN HOLLEMAN**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3201****PG: 1164 - 1165****TRUSTEE'S DEED****NORTH CAROLINA****FORSYTH COUNTY****REVENUE: EXEMPT – Federal Entity Exemption****Prepared by/Return to:****Hutchens Law Firm****P.O. Box 1028, Fayetteville, NC 28302****Firm Case No: 1130075 (FC.FAY)**

**This conveyance is exempt as the underlying action was brought for the benefit of the party of the second part, a federal entity that insured the corresponding loan; the party of the first part herein is acting as transferor for said exempt federal entity.**

**TAX ID: 3001A 031****Not the primary residence of the Grantor herein**

THIS TRUSTEE'S DEED, made this 14th day of October, 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 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 27th day of August, 2010, Thomas N. Sack and Marie L. Sack, executed and delivered to Henry V. Cunningham, Jr., Trustee, a certain Deed of Trust, which is recorded in Book RE 2961, Page 1807, 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 3166, Page 129, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 14 SP 245, 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 1st day of October, 2014, 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., became the last and highest bidder for the sum of Forty-Two Thousand Three Hundred Twenty Dollars and 04/100 (\$42,320.04); and,

WHEREAS, Wells Fargo Bank, N.A. 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 3166, Page 129, 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-Two Thousand Three Hundred Twenty Dollars and 04/100 (\$42,320.04), 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:

Being known and designated as Lots 65, 66, 67, 68, 69 and 70 as shown on the Map of FERRELL HEIGHTS, Section 1, which is recorded in Plat Book 16, Page 114, 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 4788 Ader Drive, Winston Salem, North Carolina.


Submitted electronically by "Hutchens Law Firm"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

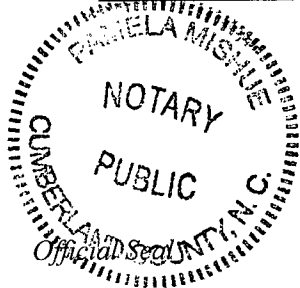
SUBSTITUTE TRUSTEE SERVICES, INC.  
SUBSTITUTE TRUSTEE

BY:   
Palmer Maas 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 14, 2014



  
Official Notary Signature

Pamela Mishue Notary Public

Notary Public printed typed name

**AUG 07 2017**

My Commission Expires: \_\_\_\_\_

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