



2016006427 00070

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$60.00

PRESENTED & RECORDED:
 02-24-2016 10:56:21 AM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: S L POINDEXTER
 DPTY

BK: RE 3272
PG: 4075-4076

TRUSTEE'S DEED**NORTH CAROLINA****FORSYTH COUNTY****Envelope****Prepared by/Return to:****Hutchens Law Firm****P.O. Box 1028 Fayetteville, NC 28302****Firm Case No: 1170341 (FC.FAY)****REVENUE: \$60.00****TAX ID: 6844-56-3418.00****Not the primary residence of the Grantor herein**

THIS TRUSTEE'S DEED, made this 16th day of February, 2016, 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 North Carolina Housing Finance Agency, c/o Branch Banking and Trust Company, 301 College Street, Greenville, SC 29601, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 14th day of April, 2000, Teresa E. Lentz, executed and delivered to John P. Porath, of Mecklenburg County, Trustee, a certain Deed of Trust, which is recorded in Book 2113, Page 537, 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 2976, Page 997, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 15 SP 1576, 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 3rd day of February, 2016, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described, where and when, North Carolina Housing Finance Agency, became the last and highest bidder for the sum of Twenty-Nine Thousand Seven Hundred Fifty Dollars and 00/100 (\$29,750.00); 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 Twenty-Nine Thousand Seven Hundred Fifty Dollars and 00/100 (\$29,750.00), 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 North Carolina Housing Finance Agency, 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 a point in the old south line of Waughtown Street about 82.5 feet East of Cemetary Lane, and being the northeast corner of Lot No. 110, Block 173B, Forsyth County Tax Maps; running thence with the old south line of Waughtown Street Eastwardly 78 feet, more or less, to the northwest corner of Lot No. 180; thence with the west line of Lot No. 108 Southwardly 6.9 feet to a point in the new south line of Waughtown Street as established by the City of Winston-Salem, said point being 10 feet South of and at the right angles to the existing south curb line of Waughtown Street; thence with the new south line of Waughtown Street as established by the City of Winston-Salem, and being 10 feet South of and parallel to said existing south curb line Westwardly 78 feet, more or less, to the east line of Lot No. 110; thence with the east line of Lot No. 220, Northwardly 3.3 feet to the place of BEGINNING. This is the same property as that described in deed book 1019 at page 590 of the Forsyth County Registry. Together with improvements located thereon; said property being located at 1804 Waughtown Street, Winston Salem, North Carolina.

Also being known and designated as block 1738 lot 203, Forsyth County Tax Maps.

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 North Carolina Housing Finance Agency, 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: 2-16-14


Official Notary Signature

Pamela Mishue

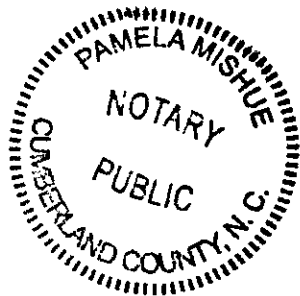
Notary Public

Notary Public printed typed name

My Commission Expires:

AUG 07 2017

Official Seal



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