



2016024622 00124

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$42.00

PRESENTED & RECORDED:
06-27-2016 11:44:17 AM

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

BK: RE 3293
PG: 4051-4052

TRUSTEE'S DEED

NORTH CAROLINA

Prepared by/Return to:

FORSYTH COUNTY

ENVELOPE

Hutchens Law Firm
P.O. Box 1028 Fayetteville, NC 28302
Firm Case No: 1175497 (FC.FAY)

REVENUE: \$42.00

TAX ID: 6844-27-0120.00

Not the primary residence of the Grantor herein

THIS TRUSTEE'S DEED, made this 22 day of June, 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 Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 3, 440 S. LaSalle Street, Suite 2000, Chicago, IL 60605, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 13th day of October, 2005, Ronald D. Cook, executed and delivered to PRLAP, Inc., Trustee, a certain Deed of Trust, which is recorded in Book RE 2625, Page 3421, and Order in Book 2954, Page 1826, 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 3276, Page 2040, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 16 SP 420, 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 8th day of June, 2016, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described, where and when, Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 3, became the last and highest bidder for the sum of Twenty-One Thousand Dollars and 00/100 (\$21,000.00); 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-One Thousand Dollars and 00/100 (\$21,000.00), 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 Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 3, 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:

All that certain lot or parcel of land situated in the City of Winston-Salem, County of Forsyth, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 39, as shown on the map of Longview Development, recorded in Plat Book 2, Page 87 (3), 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 1310 Marne Street, Winston Salem, North Carolina.

Being that parcel of land conveyed to Ronald Dean Cook, single from Page Distributing Co., Inc. by that deed dated 12/04/2000 and recorded 12/04/2000 in Deed Book 2145, at Page 2093 of the Forsyth County, NC Public Registry.

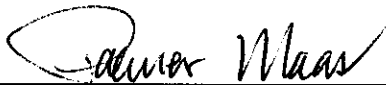
Tax Map Reference: 0922 039

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 Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 3, 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

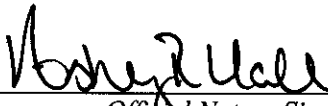
BY: 

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.

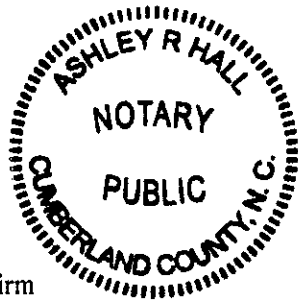
Date: 6/22/2016


Official Notary Signature

Ashley R. Hall Notary Public
Notary Public printed typed name

My Commission Expires: **OCT 13 2020**

Official Seal



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