

**2016027171 00033**

FORSYTH CO. NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 07/14/2016 09:19:27 AM  
**C. NORMAN HOLLEMAN**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3296****PG: 3829 - 3831****TRUSTEE'S DEED****16-079505**

Grantee's Address:

Federal National Mortgage Association  
 Fannie Mae  
 PO Box 650043  
 Dallas, TX 75265-0043

Drawn by and Mail to:

Shapiro & Ingle  
 10130 Perimeter Parkway, Suite 400  
 Charlotte, NC 28216

**The property is not the primary residence of the Grantor, and Grantor has no knowledge of any foreclosed parties' use of the property. (N.C.G.S. § 105-317.2)**

Tax Code#:6845-25-4810

STATE OF NORTH CAROLINA

**NO REVENUE STAMPS -**  
**EXEMPT**

COUNTY OF FORSYTH

**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.**

THIS DEED, made July 13, 2016 by and between Grady I. Ingle, Substitute Trustee per document recorded in Book: 3274 Page: 1214

Forsyth County, North Carolina Registry, for Trste, Inc, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and Federal National Mortgage Association, hereinafter, whether one or more, referred to as "second party" (the singular masculine pronoun wherever hereinafter used to be construed as masculine, feminine or neuter and as singular or plural as the context may indicate or require),

WITNESSETH, THAT WHEREAS; Under date of February 27, 2006, James L. Isom, Jr. executed and delivered unto Trste, Inc, as trustee, a certain deed of trust which is duly recorded in the office of the Register of Deeds for Forsyth County, N.C., in Book RE 2645, Page 1873, to which reference is hereby made; and whereas, default having occurred in payment of the indebtedness secured by said deed of trust and in the performance of the stipulation and conditions therein contained, due demand was made upon the first party by the owner and holder of the

submitted electronically by "Shapiro and Ingle, LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

indebtedness secured by said deed of trust or part of same that he foreclose the said deed of trust and sell the property under the terms thereof and a special proceeding having been instituted on March 15, 2016 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 16SP312; and whereas, under and by virtue of the power and authority in him vested by the said deed of trust and in accordance with the terms and stipulation of same and after due advertisement as in said deed of trust provided and as by law required, the first party at 11:30 AM on June 30, 2016 did expose the land described in said deed of trust, and hereinafter described and conveyed, to sale at public auction at the Forsyth County Courthouse door, when and where Wells Fargo Bank, N.A. became the last and highest bidder for the said land at the price of \$32,900.00 and whereas the first party duly reported said sale to the Clerk of Superior Court of said county, as by law required, and thereafter said sale remained open ten days and no advance bid was placed thereon within the time allowed by law.

WHEREAS, Wells Fargo Bank, N.A. requested transfer and assignment of its bid to Federal National Mortgage Association.

WHEREAS, under and by virtue of the authority contained in the certain Substitution of Trustee, as referenced herein, and filed with the Clerk of Forsyth County, North Carolina, the first party assigns said bid to Federal National Mortgage Association.

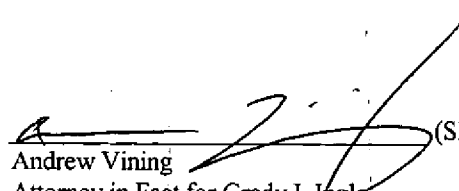
NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by Federal National Mortgage Association, the receipt of which acknowledged, and pursuant to the authority vested in him by the terms of said deed of trust, said first party, Substitute Trustee as aforesaid, does hereby bargain, sell, grant and convey unto Federal National Mortgage Association all that certain lot or parcel of land, lying and being in, Forsyth County, State of North Carolina, and more particularly described as follows:

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF MIDDLE FORK IN THE COUNTY OF FORSYTH AND STATE OF NORTH CAROLINA, CONVEYED BY ESTATE ON 06/22/1981 AND RECORDED 06/22/1981 IN BOOK 74, PAGE 1263, AND BEING DESCRIBED IN A DEED DATED 01/15/1952, RECORDED 12/31/1951 IN BOOK 645, PAGE 443 AMONG THE LAND RECORDS OF THE COUNTY AND STATES SET FORTH ABOVE AND REFERENCED AS FOLLOWS: LOT 21, SUBDIVISION NOAH MYERS, PLAT BOOK 11, PLAT PAGE 236. PARCEL ID NUMBER: 3268021

Together with improvements located thereon; said property being located at 116 Hicks St, Winston Salem, NC 27101 North Carolina

TO HAVE AND TO HOLD the said land, together with all the privileges and appurtenances thereunto belonging, unto said second party, its successors and assigns, forever, in as full and ample manner as the first party, Substitute Trustee, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, The said first party, Substitute Trustee as aforesaid, has hereunto set his hand and affixed his seal the day and year first above written.

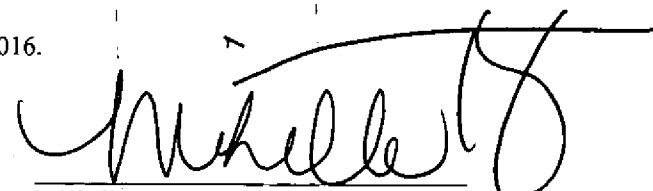
 (SEAL)  
 Andrew Vining  
 Attorney in Fact for Grady I. Ingle  
 Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Michelle Toney, Notary Public for the State and County indicated on the seal or stamp affixed below, do hereby certify that Andrew Vining attorney-in-fact for Grady I. Ingle, Substitute Trustee, duly authorized pursuant to an instrument recorded on October 12, 2015 in Book 30342, and page 116, Mecklenburg County Registry, personally appeared before me this day and acknowledged the due execution by him of the foregoing and attached instrument as duly authorized attorney-in-fact for the Substitute Trustee.

WITNESS my hand and official seal this July 13, 2016.

  
 Michelle Toney  
 Notary Public

My Commission expires: March 26, 2018  
 16-079505

