



2016045412 00185

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$111.00

PRESENTED & RECORDED
 11-14-2016 02:34:49 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: LORI HOLLOWAY
 DPTY

BK: RE 3318

PG: 836-837

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: 1191581 (FC.FAY)

REVENUE: \$111.00

TAX ID: 6844-67-6747-00

Not the primary residence of the Grantor herein

THIS TRUSTEE'S DEED, made this 8th day of November, 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 Wells Fargo Bank, N.A., 3476 Stateview Boulevard, Fort Mill, SC 29715, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 17th day of August, 2012, Jerry A. Stewart, executed and delivered to William R. Echols, Trustee, a certain Deed of Trust, which is recorded in Book RE 3077, Page 3490, 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 3303, Page 4250, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 16 SP 1116, 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 26th day of October, 2016, 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 Fifty-Five Thousand Four Hundred Seventy-Three Dollars and 00/100 (\$55,473.00); 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 Fifty-Five Thousand Four Hundred Seventy-Three Dollars and 00/100 (\$55,473.00), 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 Wells Fargo Bank, N.A., 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 Lot No. 7 and 8, Robert Clodfelter property, as recorded in Plat Book 4, Page 130, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description. Together with improvements located thereon; said property being located at 1950 Butler Street, Winston Salem, North Carolina.

A.P.N. 6844-67-6747.00

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 Wells Fargo Bank, N.A., 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: *W Blah*
LW BLAHL ~~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: *LW BLAHL* ~~Vice~~ President.

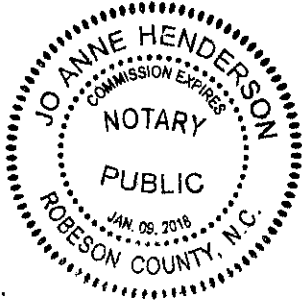
Date: *November 8, 2016*

Jo Anne Henderson
Official Notary Signature

Jo Anne Henderson Notary Public
Notary Public printed typed name

My Commission Expires: *January 9, 2018*

Official Seal



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