

2016049182 00180

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$220.00

PRESENTED & RECORDED

12/09/2016 04:00:22 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3322

PG: 3053 - 3054

TRUSTEE'S DEED

NORTH CAROLINA

Prepared by: Hutchens Law Firm

FORSYTH COUNTY

Return To: Brason Properties, LLC
5014 Casting Way, Greensboro, NC 27455

Firm Case No: 1191574 (FC.FAY)

REVENUE: \$220.00

TAX ID: 6825-62-5149.00

Not the primary residence of the Grantor herein

THIS TRUSTEE'S DEED, made this December 6, 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 Brason Properties, LLC, 5014 Casting Way, Greensboro, NC 27455, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 22nd day of November, 2011, Sarah F. Garcia and Esteban Garcia Velez, executed and delivered to Paul H. Swan, Trustee, a certain Deed of Trust, which is recorded in Book RE 3033, Page 4468, 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 3305, Page 3415, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 16 SP 1148, 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 2nd day of November, 2016, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described. Pursuant to upset bid, Brason Properties, LLC became the last and highest bidder for the sum of One Hundred Nine Thousand Six Hundred Twenty Dollars and 00/100 (\$109,620.00); 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 One Hundred Nine Thousand Six Hundred Twenty Dollars and 00/100 (\$109,620.00), 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 the said Brason Properties, LLC, 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:

Land Situated in the City of Winston Salem in the County of Forsyth in the State of NC



Being known and designated as Lot No. 34 as shown on the map of Mrs. (Dr.) Fred Anderson property as recorded in Plat Book 5, Page 30 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 1705 West Academy Street, Winston Salem, North Carolina.

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or encumbrances of record against said property and any recorded releases.

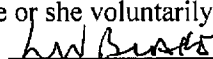
TO HAVE AND TO HOLD said lands and premises and all privileges and appurtenances thereto belonging unto the said Brason Properties, LLC, its successors and assigns, forever, in as full and ample a manner as the said Substitute Trustee, as aforesaid, is authorized and empowered to convey the same.

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.

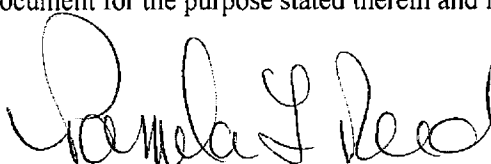
SUBSTITUTE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE

BY: 
 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:  President.

Date: December 6, 2016


Official Notary Signature

Pamela L. Reed Notary Public
Notary Public printed typed name

My Commission Expires: May 15, 2020

Official Seal

