

**2017020945 00273**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$250.00**

PRESENTED &amp; RECORDED

05/30/2017 03:22:04 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

**BK: RE 3349****PG: 3418 - 3420***Drafted by Bowen C. Houff**Return to: Blanco Tackabery & Matamoros, P.A. / Box 52**Post Office Drawer, 25008**Winston-Salem, NC 27114-5008**Property Address: 150 Glasmere Court, Winston-Salem, NC 27101; Parcel ID# 6856-15-3882.0**Excise Tax: \$250.00*

STATE OF NORTH CAROLINA )

COUNTY OF FORSYTH )

SUBSTITUTE TRUSTEE'S DEED

THIS DEED, made this 10<sup>th</sup> day of May, 2017, by and between Kristen S. Nardone, Substitute Trustee in the Deed of Trust hereinafter mentioned, of Mecklenburg County, North Carolina, (hereinafter referred to as "Grantor"), and Allegacy Federal Credit Union, Post Office Box 1456, Winston-Salem, North Carolina 27102-1456, (hereinafter referred to as "Grantee");

## WITNESSETH:

WHEREAS, on November 13, 2015, HORACE F. NEAMO executed and delivered unto Blanco Tackabery & Matamoros, P.A., as Trustee, a certain Deed of Trust which was duly recorded in the Office of the Register of Deeds for Forsyth County, North Carolina, in Book 3260, Page 4365, (Grantor was substituted as Trustee by document recorded in Book 3332, Page 3721, of the Forsyth County Public Registry on February 16, 2017, to which reference is hereby made); and

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust and Grantor having been substituted as Trustee, due demand was made on the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust that it foreclose the said Deed of Trust and sell the property under the terms thereof; and

WHEREAS, under and by virtue of the power and authority in it vested by said Deed of Trust and according to the terms and the stipulations of the same, and having instituted a special proceeding before the Clerk of Superior Court of Forsyth County, File No. 17 SP 246, and after due advertisement as in said Deed of Trust provided and as by law required, and due and timely notice having been given to the parties to said special proceeding, and a proper hearing having been conducted on April 5, 2017, whereupon the Clerk of Superior Court of Forsyth County, North Carolina, authorized Grantor to proceed under said Deed of Trust and sell the

BTM:671478v1

Submitted electronically by "Blanco Tackabery & Matamoros, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

real property as hereinbelow described, Grantor, at 11:30 a.m. on April 28, 2017, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to all taxes, liens, restrictions, easements, conveyances and releases, for sale at public auction at the Forsyth County Hall of Justice, Winston-Salem, North Carolina; and

WHEREAS, Grantee became the last and highest bidder at the said sale for the purchase price of \$125,000.00 (by credit bid); and

WHEREAS, after the Report of Foreclosure Sale was filed with the Forsyth County Clerk of Superior Court, as by law required, and thereafter said sale remained open ten (10) days and no advance bid was placed thereon in the time allowed by law; and

WHEREAS, said purchase price has now been fully paid (by credit against the debt secured by the said Deed of Trust).

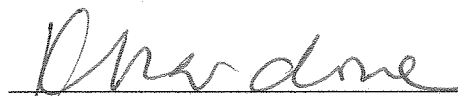
NOW, THEREFORE, in consideration of the premises and the payment of said purchase price by Grantee, the receipt of which is hereby acknowledged, and pursuant to the authority vested in it by the terms of the said Deed of Trust, Grantor does hereby bargain, sell, grant and convey unto Grantee and its successors and assigns, all that certain lot or parcel 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. 13, as shown on the Plat of Silver Chalice Village, as recorded in Plat Book 40, Page 43, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The "Property" is located at 150 Glasmere Court, Winston-Salem, NC 27101;  
Parcel ID# 6856-15-3882.0

TO HAVE AND TO HOLD the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantee, its successors and assigns, forever, in as full and ample manner, as Grantor, Substitute Trustee, is authorized and empowered to convey the same, subject to all liens, taxes, restrictions, easements, conveyances and releases not extinguished in the said Special Proceeding.

IN WITNESS WHEREOF, Grantor, Substitute Trustee of the aforesaid Deed of Trust, has caused this instrument to be executed as of the date and year first above written.



Kristen S. Nardone, Esq.  
Substitute Trustee  
Post Office Box 1394  
Concord, NC 28026-1394  
Phone: (704) 784-9440  
Fax: (704) 721-5175

STATE OF NORTH CAROLINA )  
 )  
COUNTY OF Cabarrus )

I, Jessica Puth, a Notary Public of Bowen County, State of North Carolina, certify that Kristen S. Nardone personally came before me this day and acknowledged the execution of the foregoing document for the purposes stated therein and in the capacity indicated.

Witness my hand and seal, this 10th day of May, 2017.

J. P. [Signature], Notary Public

My Commission Expires: 12.10.19  
[Notary Stamp / Seal]

