

**2018003447 00043**FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$342.00**

PRESENTED &amp; RECORDED:

01-31-2018 10:48:45 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3388****PG: 2796-2797****TRUSTEE'S DEED****NORTH CAROLINA****FORSYTH COUNTY****REVENUE: \$342.00****TAX ID: 5882-74-2018****Prepared by/Return to:****Hutchens Law Firm****P.O. Box 1028 Fayetteville, NC 28302****Firm Case No: 1212658 (FC.FAY)****ENVELOPE****Not the primary residence of the Grantor herein**

THIS TRUSTEE'S DEED, made this 23rd day of January, 2018, 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 BANK OF AMERICA, N.A., 1600 South Douglass Road Suite 200-A, Anaheim, CA 75082, party of the second part;

**WITNESSETH:**

THAT WHEREAS, on the 26th day of August, 2010, Vilia Josephine Wood Marshall and Robert B. Marshall, executed and delivered to Michael Lyon, Trustee, a certain Deed of Trust, which is recorded in Book RE 2963, Page 4321, 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 3345, Page 3694, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 17 SP 645, 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 10th day of January, 2018, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described, where and when, BANK OF AMERICA, N.A., became the last and highest bidder for the sum of One Hundred Seventy-One Thousand Dollars and 00/100 (\$171,000.00); 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 One Hundred Seventy-One Thousand Dollars and 00/100 (\$171,000.00), 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 BANK OF AMERICA, N.A., its successors and assigns, all that certain parcel, lot or tract of land lying and being in the Township of Clemmons, in the County of Forsyth, State of North Carolina, and being more particularly described as follows:

Tax Id Number(s): 588274201800

Land situated in the Township of Clemmons in the County of Forsyth in the State of NC

BEING KNOWN AND DESIGNATED as Lot(s) 35, as shown on the map of CLEMMONS WEST, SECTION 3, which map is recorded in Plat Book 26, Page 156(2), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description. Together with improvements located thereon; said property being located at 606 Ravenhill Court, Clemmons, North Carolina.

Commonly known as: 606 Ravenhill Court, Clemmons, NC 27012

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 BANK OF AMERICA, 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: \_\_\_\_\_

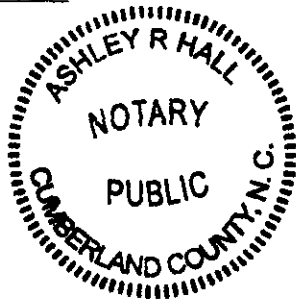
L.W. BLAKE

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: L.W. BLAKE President.

Date: 1/21/2018



Official Seal

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

Ashley R. Hall  
Official Notary Signature

Ashley R. Hall

Notary Public

Notary Public printed typed name

My Commission Expires:

**OCT 13 2020**