

2018004534 00131

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

\$60.00
PRESENTED & RECORDED
02/08/2018 04:10:08 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY

BK: RE 3389
PG: 3523 - 3525



TRUSTEE'S DEED

17-094449

Grantee's Address: The Bank of New York Mellon (fka The Bank of New York)
as Trustee for the holders of American Home Mortgage
Investment Trust 2004-4
c/o Altisource
Attention: Asset Resolution
P.O. Box 105130
Atlanta, GA 30348

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#:682673905000
STATE OF NORTH CAROLINA

\$60.00 REVENUE STAMPS

COUNTY OF FORSYTH

THIS DEED, made February 7, 2018 by and between Grady I. Ingle , Substitute Trustee per document recorded in Book RE 3378 Page 3755 Corrected 1/10/2018 in Book RE 3386 Page 965 Forsyth County, North Carolina Registry, for Douglas Douglas, Connie Iampirei, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and The Bank of New York Mellon (fka The Bank of New York) as Trustee for the holders of American Home Mortgage Investment Trust 2004-4, 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 October 28, 2004, Carolyn C Shelton executed and delivered unto Douglas Douglas, Connie Iampirei, 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 2516, Page 1068, 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 indebtedness secured by said deed of trust or part of same that he foreclose the said deed of

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.

trust and sell the property under the terms thereof and a special proceeding having been instituted on November 28, 2017 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 17SP1472; 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 January 25, 2018 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 The Bank of New York Mellon (fka The Bank of New York) as Trustee for the holders of American Home Mortgage Investment Trust 2004-4 became the last and highest bidder for the said land at the price of \$30,000.00 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.


NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by The Bank of New York Mellon (fka The Bank of New York) as Trustee for the holders of American Home Mortgage Investment Trust 2004-4, 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 The Bank of New York Mellon (fka The Bank of New York) as Trustee for the holders of American Home Mortgage Investment Trust 2004-4 all that certain lot or parcel of land, lying and being in, Forsyth County, State of North Carolina, and more particularly described as follows:

BEGINNING at an iron in the northern right-of-way line of Roosevelt Street, said Iron being the southwest corner of lot 12 as shown on Map of Boston Heights as recorded in Plat Book 8 at Page 9 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence from said beginning point along the northern right-of-way line of Roosevelt Street, North 88° 15' 00" West 50.00 feet to a nail, the southeast corner of lot 10 as shown on the aforementioned plat; thence along the east line of the aforesaid lot 10 North 01° 44' 34" East 144.31 feet to an Iron; thence South 88° 15' 00" East 50.00 feet to an Iron; thence South 01° 44' 34" West 144.31 feet to the point and place of BEGINNING. Being known and designated as lot 11 as shown on Map of BOSTON HEIGHTS as recorded In Plat Book 8 at Page 9 In the Office of the Register of Deeds of Forsyth County, North Carolina, all according to survey of Thomas A. Riccio dated September 15,2000.

Together with improvements located thereon; said property being located at 905 Roosevelt St, Winston Salem, NC 27105 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.



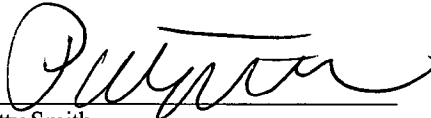
Megan Hawn Gilbert (SEAL)
Attorney in Fact for Grady I. Ingle
Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Patty Smith, Notary Public for the State and County indicated on the seal or stamp affixed below, do hereby certify that Megan Hawn Gilbert 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 February 7, 2018.



Patty Smith
Notary Public

My Commission expires: March 26, 2018
17-094449

