

**2018026118 00001**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$31.00

PRESENTED & RECORDED:

07-10-2018 08:08:04 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3414**PG: 540-541***Original to: Timothy Flinchum*
TRUSTEE'S DEED**NORTH CAROLINA**

Prepared by: Hutchens Law Firm

FORSYTH COUNTYReturn To: Timothy M. Flinchum
7206 Broad Street, Rural Hall, NC 27045

Firm Case No: 1238901 (FC.FAY)

REVENUE: \$31.00**TAX ID: 6827-48-0342.000****Not the primary residence of the Grantor herein**

THIS TRUSTEE'S DEED, made this 3rd day of July, 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 Timothy M. Flinchum, 7206 Broad Street, Rural Hall, NC 27045, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 29th day of October, 2012, Phillip Parker and Tracey Parker, executed and delivered to LSI Title - NATL Vendor, Trustee, a certain Deed of Trust, which is recorded in Book RE 3089, Page 3989, in the Office of the Register of Deeds of Forsyth County, North Carolina the ("Deed of Trust"); and,

WHEREAS, the undersigned, Substitute Trustee Services, Inc., the ("Substitute Trustee"), having been substituted as Trustee in the Deed of Trust by an instrument duly recorded in Book RE 3398, Page 430, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 18 SP 475, under and by virtue of the authority conferred by the Deed of Trust, and in accordance with the terms and stipulations of the same, and after due advertisement as in the Deed of Trust prescribed and by law provided, the Substitute Trustee did on the 30th day of May, 2018, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described. Pursuant to upset bid, Timothy M. Flinchum became the last and highest bidder for the sum of Fifteen Thousand Two Hundred Fifty Dollars and 00/100 (\$15,250.00); 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 Fifteen Thousand Two Hundred Fifty Dollars and 00/100 (\$15,250.00), 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 Timothy M. Flinchum, his heirs 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:

The following described property:

All that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lots 10 and 11, in Block 1 as shown on the Map of Washington Park, Section

1 as recorded in Plat Book 4 at Page 185 in the Office of the Register of Deeds of Forsyth County, North Carolina. Together with improvements located thereon; said property being located at 4923 Wilkes Drive, Winston Salem, North Carolina.

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or prior 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 Timothy M. Flinchum, his heirs 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. C. Miller*
L. C. Miller *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: L. C. Miller *Vice* President.

Date: July 3, 2018

Pamela L. Reed
Official Notary Signature

Pamela L. Reed Notary Public
Notary Public printed typed name

My Commission Expires: May 15, 2020

Official Seal

