

2019005207 00047FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$97.00**

PRESENTED & RECORDED

02/13/2019 10:53:10 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3445**PG: 4452 - 4453****TRUSTEE'S DEED****NORTH CAROLINA****FORSYTH COUNTY****Prepared by/Return to:****Hutchens Law Firm****P.O. Box 1028 Fayetteville, NC 28302****Firm Case No: 1256468 (FC.FAY)****REVENUE: \$97.00****TAX ID: 6857-71-2906.000****Not the primary residence of the Grantor herein**

THIS TRUSTEE'S DEED, made this 12th day of February, 2019, 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 Fifth Third Bank, P.O. Box 637640, Cincinnati, OH 45263-7640, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 30th day of June, 2010, James G. Machado and Monique Renee Machado, executed and delivered to Tornow & Kangur, Trustee, a certain Deed of Trust, which is recorded in Book RE 2953, Page 1390, 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 3435, Page 3684, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 18 SP 1543, 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 January, 2019, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described, where and when, Fifth Third Mortgage Company, became the last and highest bidder for the sum of Forty-Eight Thousand Four Hundred Fifty Dollars and 00/100 (\$48,450.00); and,

WHEREAS, Fifth Third Mortgage Company requested transfer and assignment of its bid to the party of the second part and whereas, under and by virtue of the authority contained in that certain Appointment of Substitute Trustee, recorded in Book RE 3435, Page 3684, the said Substitute Trustee assigned said bid to Fifth Third Bank, its successors and assigns, party of the second part;

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 Forty-Eight Thousand Four Hundred Fifty Dollars and 00/100 (\$48,450.00), paid to the said party of the first part by 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 Fifth Third Bank, 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:

Submitted electronically by "Hutchens Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEGINNING at an established iron pin within the eastern right of way of U.S. Highway 158, said existing iron pipe being the western corner of the Theresa M. Gagan property as described in Deed Book 1650, Page 144, Forsyth County Registry where said Gagan property intersects within the said right of way of U.S. Highway 158; thence along said Gagan property crossing the eastern right of way of said U.S. Highway 158 South 36 deg 25' 00" East 308.45 feet to an existing iron pipe; thence continuing with said Gagan property North 68 deg 00' 00" East 95.36 feet to an existing iron pipe in the M.M. Westmoreland Heirs property; thence with said Westmoreland Heirs property South 05 deg 40' 23" West 345.00 feet to an existing iron pipe in the Charles E. Robertson property as described in Deed Book 1337, Page 272, Forsyth County Registry; thence with said Robertson property crossing the branch, North 37 deg 41' 23" West 487.06 feet to an axle; thence North 24 deg 41' 00" East 65.95 feet to an existing pipe; thence North 19 deg 11' 16" West, crossing the eastern right of way of U.S. Highway 158 60.40 feet to an existing iron pipe within said right of way; thence North 44 deg 35' 46" East 75.00 feet to the point and place of BEGINNING, being 1.71 acres, more or less, according to an unrecorded map or plat by Larry L. Callahan, R.L.S., dated August 30, 1990.

Together with improvements located thereon; said property being located at 4680 Reidsville Road, 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 Fifth Third Bank, 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

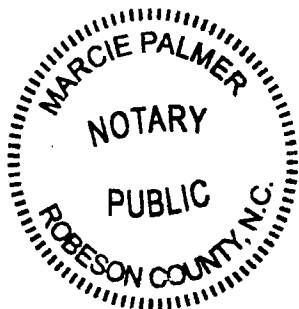
BY: *L.C. Miller*
L. C. Miller *Vice* President

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: 02-12-2019

Marcie Palmer
Official Notary Signature



Official Seal

MARCIE PALMER Notary Public
Notary Public printed typed name

My Commission Expires: 12/10/23

RETURN TO:
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