

2019011806 00020

FORSYTH CO. NC FEE \$26.00
 GOVERNMENT
 PRESENTED & RECORDED
 04/04/2019 09:49:09 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS
 ASST

BK: RE 3453**PG: 1884 - 1885****TRUSTEE'S DEED****NORTH CAROLINA****Prepared by/Return to:****FORSYTH COUNTY****Hutchens Law Firm****P.O. Box 1028 Fayetteville, NC 28302****Firm Case No: 1239028 (FC.FAY)****REVENUE: EXEMPT – Federal Entity Exemption**

This conveyance is exempt as the underlying action was brought for the benefit of the party of the second part, a federal entity that insured the corresponding loan; the party of the first part herein is acting as transferor for said exempt federal entity.

TAX ID: 6848-71-6362.000**Not the primary residence of the Grantor herein**

THIS TRUSTEE'S DEED, made this 3rd day of April, 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 Federal Home Loan Mortgage Corporation, 5000 Plano Pkwy, Carrollton, TX 75010, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 30th day of April, 2003, Kari Scales and Cecil Jay Young, executed and delivered a certain Deed of Trust, which is recorded in Book 2348, Page 4194, 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 3420, Page 163, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 18 SP 1065, 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 20th day of March, 2019, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described, where and when, Ditech Financial LLC, became the last and highest bidder for the sum of Forty-Four Thousand Eight Hundred Forty Dollars and 00/100 (\$44,840.00); and,

WHEREAS, Ditech Financial LLC 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 3420, Page 163, the said Substitute Trustee assigned said bid to Federal Home Loan Mortgage Corporation, 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-Four Thousand Eight Hundred Forty Dollars and 00/100 (\$44,840.00), 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 Federal Home Loan Mortgage Corporation, 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:

BEGINNING at an iron stake in the east right-of-way line of Dippen Road, said iron stake being the northwest corner of Tax Lot 110 Block 3007 of the Forsyth County Tax Maps; running thence with the said right-of-way line, North 18-07-28 East 100.00 feet to an iron stake, a corner of Patricia M. Myers (see Book 1315 Page 1209, Forsyth County Registry); running thence with Myers' line the two following courses and distances: (1) South 86-46 East 206.95 feet to an iron; (2) South 18-07-28 West 100.0 feet to an iron; running thence North 86-46 West 206.95 feet to the point and place of BEGINNING. BEING in accordance with a survey dated March 26, 1991, by Daniel H. Donathan, Registered Land Surveyor, being Tax Lots 22H and 22K, Tax Block 3007, Forsyth County Tax Maps, as presently constituted. Together with improvements located thereon; said property being located at 4851 Dippen Road, Winston Salem, North Carolina.

**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.**

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 Federal Home Loan Mortgage Corporation, 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.

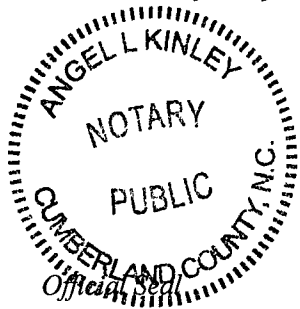
SUBSTITUTE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE

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: 04-03-2019



Angel L. Kinley
Official Notary Signature

Angel L. Kinley Notary Public
Notary Public printed typed name

My Commission Expires: 07/26/2023

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