



2019025821 00052

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$255.00

PRESENTED & RECORDED:
07-03-2019 10:03:39 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: SYLVIA TILLEY
DPTY

BK: RE 3469
PG: 2578-2581

ENVELOPE

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Law Offices of Rick D. Lail, P O Box 30081, Charlotte, NC 28230-0081

PURSUANT TO N.C.G.S., §161-31 This instrument prepared by: Rick D. Lail, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH) EXCISE TAX: \$255.00
) PARCEL #: 6889-53-4482.000

SUBSTITUTE TRUSTEE'S DEED

THIS DEED, made this the 25 day of July, 2019, by Frances S. White or Rick D. Lail, either one of whom may act, Substitute Trustee in the Deed of Trust hereinafter mentioned, of Post Office Box 30081, Charlotte, Mecklenburg County, North Carolina 28230-0081, hereinafter referred to as "Grantor," Pursuant to N.C.G.S., §105-317.2, property does not include the primary residence of the Grantor, and U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, c/o Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Irvine, CA 92618, hereinafter referred to as "Grantee".

WITNESSETH

WHEREAS, on June 24, 2005, Clinton Don Hawks, and Wife Phyllis Hawks, executed and delivered unto Shapiro & Kreisman, as Trustee, a certain Deed of Trust which was duly recorded on July 11, 2005 in Book RE 2581, at Page 2534, in the Office of the Register of Deeds for Forsyth County, North Carolina, to which reference is hereby made; and

WHEREAS, Grantor was appointed as Substitute Trustee under the foregoing Deed of Trust, pursuant to a Substitution of Trustee which was duly recorded on February 4, 2019 in Book RE 3444 at Page 4295, in the Office of the Register of Deeds for Forsyth County, North Carolina, to which reference is hereby made; and

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust, due demand was made upon the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust, and Frances S. White or Rick D. Lail, either one of whom may act, Substitute Trustee, were instructed to foreclose on said Deed of Trust, and sell the property under the terms thereof; and

WHEREAS, under and by virtue of the power and authority in it vested by the said Deed of Trust and in accordance with the terms and stipulations of same, Frances S. White or Rick D. Lail, either one of whom may act, Substitute Trustee, having instituted a Special Proceeding before the Clerk of Superior Court of Forsyth County, North Carolina, Case No. 19-SP-315 and due and timely notice having been given to the parties for a hearing held on April 10, 2019 at 9:30 a.m., O'clock, whereupon the Clerk of Superior Court of Forsyth County, North Carolina authorized Grantor to proceed under said Deed of Trust and sell the real property as hereinafter described. Grantor, on May 8, 2019 at 11:00 a.m. O'clock, and after due advertisement as provided in the Deed of Trust and as by law required did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to prior liens, restrictions, easements, conveyances and releases, for sale at public auction at the Forsyth County Courthouse, in the City of Winston-Salem, North Carolina, when and where U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, became the last and highest bidder for the said land at the price of \$127,223.18; and

WHEREAS, Grantor duly reported said sale to the Clerk of Superior Court of Forsyth County, North Carolina, as by law required, and thereafter said sale remained open ten days and no upset bid was placed thereon within the time allowed by law; and

WHEREAS, said purchase price has been fully paid; and

NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt of which is hereby acknowledged, and pursuant to the authority vested herein by the terms of said Deed of Trust, Grantor, as Substitute Trustee, does hereby bargain, sell, grant and convey unto the Grantee, its successors and assigns, all of that certain lot or parcel of land, lying and being in Forsyth County, State of North Carolina, and being more particularly described as follows:

Legal Description attached as Exhibit "A".

To Have and to Hold the said land, together with all the privileges and appurtenances thereunto belonging, unto said Grantee, its successors and assigns, forever, in as full and ample manner as Grantor is authorized and empowered as Substitute Trustee to convey the same.

EXHIBIT "A"

3098 BUCK FOREST DRIVE, KERNERSVILLE, NORTH CAROLINA, 27284.

BEGINNING AT AN IRON STAKE LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF DEER PATH LANE AND THE EASTERN RIGHT OF WAY LINE OF BUCK FOREST DRIVE SAID IRON STAKE BEING LOCATED AT THE NORTHWEST CORNER OF LOT 18 OF DEER PATH SUBDIVISION, SECTION 2, PLAT BOOK 33, PAGE 16, FORSYTH COUNTY REGISTRY AND RUNNING THENCE FROM THE BEGINNING POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF DEER PATH LANE, THE FOLLOWING FOUR COURSES AND DISTANCES SOUTH 81 DEGREES 25 MINUTES 10 SECONDS EAST 42.39 FEET TO A POINT; THENCE ON A CHORD HAVING A RADIUS OF 540.00 FEET AND A CHORD BEARING A DISTANCE OF SOUTH 72 DEGREES 25 MINUTES 38 SECONDS EAST 168.80 FEET TO AN IRON STAKE (LOCATED AT THE NORTHEAST CORNER OF THE ABOVE SAID LOT 18); THENCE A CHORD BEARING IN DISTANCE OF SOUTH 61 DEGREES 18 MINUTES 45 SECONDS EAST 40.00 FEET TO A POINT; THENCE A CHORD BEARING IN DISTANCE OF SOUTH 59 DEGREES 51 MINUTES 10 SECONDS EAST 13.65 FEET TO AN IRON STAKE, SAME BEING THE NORTHEAST CORNER OF THE HEREINDESCRIBED TRACT; RUNNING THENCE SOUTH 23 DEGREES 50 MINUTES 56 SECONDS WEST 236.94 FEET TO AN IRON STAKE, THE SOUTHEAST CORNER OF THE HEREINDESCRIBED TRACT; RUNNING THENCE NORTH 82 DEGREES 45 MINUTES 35 SECONDS WEST (PASSING THRU AN IRON STAKE AT 55.00 FEET LOCATED AT THE SOUTHEAST CORNER OF THE ABOVE SAID LOT 18) A TOTAL DISTANCE OF 192.20 FEET TO AN IRON STAKE LOCATED IN THE EASTERN RIGHT OF WAY LINE OF BUCK FOREST DRIVE, SAID BEING LOCATED AT THE SOUTHWEST CORNER OF THE ABovesaid LOT 18, RUNNING THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF BUCK FOREST DRIVE NORTH 7 DEGREES 51 MINUTES 15 SECONDS EAST 278.28 FEET TO AN IRON STAKE, THE POINT AND PLACE OF THE BEGINNING, CONTAINING 1.374 ACRES MORE OR LESS, AND BEING ALL OF LOT 18 AND A WESTERN PORTION OF LOT 17 OF THE DEER PATH SUBDIVISION, SECTION II, AS SHOWN ON THE PLAT DULY RECORDED IN PLAT BOOK 33, PAGE 1, FORSYTH COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF, ALL AS PER THE SURVEY OF DANIEL W. DONATHAN, MADE OCTOBER 21, 1994, JOB NO 1-35663