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FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$135.00
 PRESENTED & RECORDED
 11/08/2019 04:52:02 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3492**PG: 1565 - 1566**

Drawn By & Mail To: **THE CAUDLE LAW FIRM, P.A.**
 PO Box 620997
 Charlotte, NC 28262

SUBSTITUTE TRUSTEE'S DEED**Excise Tax: \$135.00****TAX PARCEL NO. 6847-69-8260****STATE OF NORTH CAROLINA****COUNTY OF FORSYTH**

THIS DEED made this **26th day of September, 2019**, by and between The Caudle Law Firm, P.A., Substitute Trustee, PO Box 620997, Charlotte, NC 28262 in the Deed of Trust hereinafter mentioned, of Mecklenburg County, North Carolina, Grantor and **North Carolina Housing Finance Agency, c/o SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95502**, Grantee;

Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

WITNESSETH:

THAT whereas **Elton Von Koonce, unmarried** executed and delivered unto **Thomas G. Jacobs**, Trustee, a certain Deed of Trust dated **December 12, 2007**, which was duly recorded in the Office of the Registrar of Deeds for **Forsyth** County, North Carolina in Book **2801** at Page **89** to which reference is hereby made; and whereas on **May 16, 2018**, a certain Appointment of Substitute Trustee document was recorded in the Office of the Register of Deeds for **Forsyth** County, North Carolina in Book **3404** at Page **3707** by which **Thomas G. Jacobs** and all subsequent substitute trustees were removed as Trustee in said Deed of Trust and **The Caudle Law Firm, P.A.** was substituted as Trustee therein; and whereas, default having occurred in payment of the indebtedness secured by said Deed of Trust and in the performance of the stipulations and conditions therein contained, due demand was made upon the Trustee 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 Trust and sell the property under the terms thereof; and whereas, under and by virtue of the power and authority in him vested by the said Deed of Trust, and said Substitution of Trustee document and in accordance with the terms and stipulations of same and after due advertisement as in said Deed of Trust provided and as by law required; and pursuant to an Order of the Clerk of Superior Court of **Forsyth** County, North Carolina, in Special Proceeding Number **18-SP-685**, reference to which is hereby made, said Order having been issued after due notice to all interested parties and after a hearing before said Clerk, the Trustee at **11:00 AM on 27th day of August, 2019**, did expose the land described in said Deed of Trust and hereinafter described and conveyed, for sale at public auction at the **Forsyth** County Courthouse, in **Winston-Salem**, North Carolina, at the usual place of sale where sales of real estate are held, and did sell said land, when and where **North Carolina Housing Finance Agency** became the last and highest bidder for the land at the price of **\$67,500.00** and whereas the Trustee duly reported said sale to the Clerk of Superior Court of **Forsyth** County, as by law required, and thereafter said sale remained open ten (10) days, and no advanced or upset bid was placed thereon within the time allowed by law; and whereas the Clerk of Superior Court of **Forsyth** County, North Carolina, has entered an Order confirming said sale; and whereas, said purchase price has been fully paid.

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 in him by the terms of said Deed of Trust, said Substitute Trustee, as aforesaid, does hereby bargain, sell, grant and convey unto Grantee, its successors and assigns, all that certain parcel of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly designated and described as follows:

submitted electronically by "The Caudle Law Firm, P.A."
 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 iron stake on the northwest side Dippen Road, said iron stake being the northeast corner of Lot No. 38 as shown on the Map of Mrs. Emma Fulton property recorded in Plat Book 12 at Page 145 in the Office of the Register of Deeds of Forsyth County, NC and running thence along the northwest side of Dippen Road, South 34 deg. 35' West 142.03 feet to a point; running thence along Lot No. 34 as it divides the same, North 34 deg. 35' 30" West 203.76 feet to an iron stake thence North 34 deg. 35' 30" East 50.02 feet to an iron stake; running thence along the back property line of Lots No. 36, 37 and 38, South 06 deg. 14' 30" East 234.93 feet to the point and place of BEGINNING, and being all of Lots 38, 37, 36, 35 and approximately the northern one-half of Lot No. 34 as shown on the above-mentioned plat map.

The abovereferenced property does not include the primary residence of at least one of the Grantors. (NCGS § 105-317.2)

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 the said Substitute Trustee, is authorized and empowered to convey same, subject to general easements and restrictions or record, previous encumbrances, and ad valorem property taxes.

IN WITNESS WHEREOF, the said Substitute Trustee, as aforesaid, has hereunto set his hand and affixed his seal the day and year first above written.

The Caudle Law Firm, P.A.,
Substitute Trustee

By: David R. Caudle (SEAL)
David R. Caudle,
President & Attorney at Law
State Bar Number 6075

STATE OF NORTH CAROLINA)
) **SS.**
COUNTY OF CABARRUS)

I, Tony M. Yates, a Notary Public of the County and State aforesaid, do hereby certify that David R. Caudle personally came before me this day and acknowledged that he is President of The Caudle Law Firm, P.A., a Professional Association, and that by authority duly given and as the act of the Professional Association, the foregoing instrument was signed in its name by himself as its President.

WITNESS my hand and notarial seal, this the 26th day of September, 2019.

Tony M. Yates
Tony M. Yates, Notary Public
My Commission Expires: 10/2/2022

TONY M. YATES
NOTARY PUBLIC
Cabarrus County
North Carolina
My Commission Expires 10/2/2022