



**2021007454 00046**

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$268.00**

PRESENTED & RECORDED:  
02-15-2021 10:09:19 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B POLLOCK, DPY

**BK: RE 3586**  
**PG: 3586-3589**

**NONWARRANTY TRUSTEE'S DEED**

This instrument prepared by Deborah E. Sperati a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county Tax Collector upon disbursement of the closing proceeds.

MAIL TO POYNER SPRUILL LLP, P. O. DRAWER 353, ROCKY MOUNT, NC 27802-0353

**ENVELOPE**

NORTH CAROLINA  
FORSYTH COUNTY

Parcel Number 6856-05-5585  
Revenue Stamps \$268.00

Grantee's address:  
709 E. Lenoir Street  
Winston-Salem, NC 27601

This Trustee's Deed, is made and entered into this 3<sup>rd</sup> day of February, 2021, by and between Hendrick, Bryant, Nerhood, Sanders & Otis, LLP, substitute trustee as hereinafter stated, Grantor, and YL Properties LLC, Grantee. The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH:

Whereas, CHRISTOPHER L. PHILLIPS executed a deed of trust dated October 17, 2013, and duly recorded in RE Book 3151, Page 1094, in the office of the Register of Deeds of Forsyth, County, North Carolina ("Deed of Trust");

Whereas, Grantor was substituted as trustee in the Deed of Trust by instrument duly recorded in the office of the Register of Deeds of Forsyth County, North Carolina;

Whereas, because of default in the payment of the indebtedness and the holder of the indebtedness having called upon and made demand of Grantor to foreclose on the Deed of Trust, Grantor, after due advertisement as required by law and the terms of the Deed of Trust, did on October 20, 2020 at 11:00 a.m. at the Courthouse door in Winston-Salem, Forsyth County, North Carolina, expose to public sale the property hereinafter described and described in the Deed of Trust ("Property"), where and when First-Citizens Bank & Trust Company became the last and highest bidder for the same at the price of Ninety Thousand Four Hundred Fifty and No/100 Dollars (\$90,450.00);

Whereas, on the day of the sale a report thereof was duly made to the Clerk of Superior Court of Forsyth County, North Carolina ("Clerk"), and filed in Special Proceedings File No. 20 SP 465;

Whereas, on October 28, 2020, Triad Investment Partners, LLC made an upset bid in the amount of \$95,000.00;

Whereas, on November 9, 2020, Weidl Properties, LLC made an upset bid in the amount of \$99,750.00;

Whereas, on November 12, 2020, Triad Investment Partners, LLC made an upset bid in the amount of \$104,737.50;

Whereas, on November 23, 2020, YL Properties LLC made an upset bid in the amount of \$109,974.38;

Whereas, on November 23, 2020, Weidl Properties, LLC made an upset bid in the amount of \$115,473.10;

Whereas, on December 3, 2020, YL Properties LLC made an upset bid in the amount of \$121,246.76;

Whereas, on December 3, 2020, Weidl Properties, LLC made an upset bid in the amount of \$127,309.10;

Whereas, on December 10, 2020, YL Properties LLC made an upset bid in the amount of \$133,674.56.

Whereas, the purchase price has been paid in full.

Now therefore, Grantor, in consideration of the sum of One Hundred Thirty-three Six Hundred Seventy-four and 56/100 Dollars (\$133,674.56), the receipt of which is hereby acknowledged, and pursuant to the authority vested in Grantor by the terms of the Deed of Trust, by these presents does bargain, sell and convey unto Grantee, the Property sold as recited herein, the same lying and being in the County of Forsyth, State of North Carolina, and more particularly described as follows:

Being known and designated as Lot Number 34, as shown on the plat entitled Silver Chalice, Section 2, as recorded in Plat Book 35, Page 142, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Subject to all restrictive covenants, easements and conditions of record, including, but not limited to the Declaration of Restrictive Covenants recorded in Book 1739, Page 1290, the Amended Declaration of Covenants, Conditions and Restrictions recorded in Book 1862, Page 2825, the Amended Declaration of Covenants, Conditions and Restrictions recorded in Book 1864, Page 1091, and the Amended Declaration of Covenants, Conditions and Restrictions recorded in Book 1871, Page 427, Forsyth County Registry.

Subject to all easements and rights of way of record.

This conveyance is subject to all prior liens of record, if any, and to all unpaid *ad valorem* taxes and special assessments, if any, which became a lien subsequent to the recordation of the Deed of Trust. This conveyance is further subject to the right, if any, of the United States of America to redeem the above-described property for a period of 120 days following the date when the final upset bid period has expired.

To have and to hold the Property and premises together with all privileges and appurtenances thereunto belonging to Grantee in as full and ample a manner as Grantor, as Substitute Trustee, has power to convey the same.

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In testimony whereof, Grantor has caused this instrument to be signed as of the day and year first above written.

HENDRICK, BRYANT, NERHOOD, SANDERS  
& OTIS, LLP, Substitute Trustee

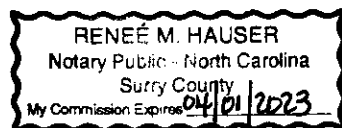
By: [Signature] (SEAL)  
Hendrick Bryant Nerhood Sanders & Otis LLP  
Josh Dearman  
723 Coliseum Drive, Suite 201  
Winston-Salem, NC 27106  
336-723-7200

NORTH CAROLINA

Forsyth COUNTY

I, Renee M. Hauser, a Notary Public for  
Josh Dearman County, North Carolina certify that Josh Dearman personally came before me  
this day and acknowledged that he is an Attorney with Hendrick, Bryant, Nerhood, Sanders &  
Otis, LLP, the Substitute Trustee, and that he, being authorized to do so, executed the foregoing  
instrument on behalf of the Substitute Trustee.

Witness my hand and official seal this 3rd day of February, 2021.



By: [Signature]  
Notary Public in and for the State of North Carolina

Printed Name: Renee M. Hauser

(Affix Notary Seal)

My Commission Expires: 04/01/2023