



2022030519 00126

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$320.00

PRESENTED & RECORDED:  
06-28-2022 01:28:59 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

BK: RE 3703  
PG: 3300-3301

TRUSTEE'S DEED

NORTH CAROLINA

Prepared by: Hutchens Law Firm LLP

FORSYTH COUNTY

Return To: Defence Properties  
115 Hamilton Ave, Winston Salem , NC 27107

Firm Case No: 4340 - 15758

REVENUE: \$320.00

PARCEL ID: 6856-06-4188.000

Not the primary residence of the Grantor herein

THIS TRUSTEE'S DEED, made this 27th day of April, 2022, 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 Defence Properties, 115 Hamilton Ave, Winston Salem , NC 27107, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 27th day of August 2007, Mary Schambron, executed and delivered to First American Title Insurance Company, Trustee, a certain Deed of Trust, which is recorded in Book No. RE 2780, at Page 3345 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 Document No. 2021021578, in Book No. RE 3605, at Page 69, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 21 SP 265, 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 March 2022, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described. Pursuant to upset bid, Defence Properties, became the last and highest bidder for the sum of One Hundred Fifty-Nine Thousand Nine Hundred Sixty-Six And 70/100 (\$159,966.70); and,

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 One Hundred Fifty-Nine Thousand Nine Hundred Sixty-Six And 70/100 (\$154,966.70), paid to the said party of the first part by the 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 Defence Properties, their heirs 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:

BEING all of Lot 3, as shown on the map or plat of SILVER CHALICE, SECTION 2, which is duly recorded in Plat Book 35, Page 142, Register of Deeds for Forsyth County, North Carolina, to which plan reference is hereby made for a more particular description. Together with improvements located thereon; said property being located at 3845 Crusade Drive, Winston Salem, North Carolina.



Original to: Mohammad Saleem

BEING INFORMALLY known as Tax Lot 003, Block 3216D, Forsyth County Tax Records.

Parcel ID Number: 6856-06-4188

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or 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 Defence Properties, their heirs 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.W. Blake*  
L.W. BLAKE 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.W. BLAKE President.

Date: 5/25/2022

*Jo Anne Henderson*  
Official Notary Signature

JoAnne Henderson Notary Public  
Notary Public printed typed name

My Commission Expires: 08/02/2025

Official Seal

