

**2023005653 00074**  
FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$116.00**  
PRESENTED & RECORDED  
02/22/2023 02:10:41 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
BK: RE 3741  
PG: 2406 - 2408

NORTH CAROLINA  
FORSYTH COUNTY

**TRUSTEE'S DEED**

**GRANTEE'S ADDRESS:** MidFirst Bank  
999 N.W. Grand Blvd  
Oklahoma City, OK 73118

**GRANTOR'S ADDRESS:  
(and Prepared By)** Ingle Law Firm, PA  
13801 Reese Blvd West  
Suite 160  
Huntersville, NC 28078

**Excise Tax: \$116.00**

**The property is not the primary residence of the Grantor, and Grantor has no knowledge of any foreclosed parties' use of the property. (N.C.G.S. § 105-317.2)**

**This conveyance is exempt as the underlying action was brought for the benefit of the party of the Grantee an exempt entity; the Grantor herein is acting as transferor for said exempt entity.**

Parcel#: 6844-16-5465

This deed made on February 22, 2023 by the Ingle Law Firm, PA, Substitute Trustee, hereafter referred to as the "Grantor", to MidFirst Bank,"Grantee";

WITNESSETH THAT WHEREAS, on the March 31, 2010, Patricia A. Bruner, executed and delivered to PRLAP, Inc., Trustee, a certain Deed of Trust, which was recorded in Book 2939, at Page 1519 in the Forsyth County Public Registry and,

WHEREAS, the Ingle Law Firm, PA ("Grantor") having been substituted as Trustee by the instrument recorded in Book No. 3668, at Page 1724, of the Forsyth County Registry, and,

WHEREAS, pursuant to the authority contained in the above referenced Deed of Trust and as authorized in Special Proceeding 22SP1095, and in accordance with the terms and stipulations of

**Submitted electronically by Ingle Law Firm, PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.**

the same, and after due advertisements as prescribed by the Deed of Trust and as by law required, the Grantor did expose to public sale the property described in the Deed of Trust subject to all superior liens including without limitation, the lien of unpaid taxes, and assessments, easements, conditions, restrictions, conveyances and releases, and matters of record, at the Forsyth Courthouse door where MidFirst Bank was the last and highest bidder at the price of \$58,128.73; and

WHEREAS, the Grantor duly reported the sale of the property to the Clerk of Superior Court of Forsyth County as required by law, and said sale remained open for ten days and no increased bid was filed within the time allowed by law;

WHEREAS, under and by virtue of the authority contained in the Appointment of Substitution of Trustee, filed with the Clerk of Forsyth County, North Carolina, the Grantor assigns said bid to MidFirst Bank; and

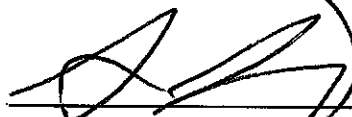
NOW, THEREFORE, in consideration of the premises and payment of the purchase price, the receipt and sufficiency of which is acknowledged, and pursuant to the authority vested in him by the terms of said Deed of Trust, the Grantor does hereby bargain, sell, grant and convey unto the Grantee and their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

BEGINNING at an iron stake on the south side of Forest Avenue 147.6 feet westerly from the intersection of Forest Avenue and Longview Drive corner of the lot of Mrs. Gertrude Carter; thence with her line, South 04° 35' West 132 feet to an iron stake her corner on the old Carter line; thence North 77° 10' West 60 feet to an iron stake the old Carter corner; thence with John Phillips line North 04° 35' East 122.5 feet to an iron stake, his corner; thence with the south edge of Forrest Avenue, South 85° East 60 feet to the point and place of BEGINNING.

SUBJECT, HOWEVER, to all prior encumbrances of record, taxes, special assessments and prior liens against said property and any recorded releases.

TO HAVE AND TO HOLD the said property, together with all premises, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns, forever, in as full and ample manner as the Grantor is authorized and empowered to convey the same.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name by its duly appointed officers, the day and year first written above.



Grady I. Ingle, President  
Ingle Law Firm, PA  
13801 Reese Blvd West  
Suite 160  
Huntersville, NC 28078  
(980) 771-0717

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, Lori Zammit, a Notary Public for the State and County indicated on the seal or stamp affixed below do hereby certify that Grady I. Ingle, President, duly authorized pursuant to an instrument recorded in Book No. 3668, at Page 1724 in the Forsyth County Registry, personally appeared before me this day and acknowledged the due execution by her/him of the foregoing and instrument.

WITNESS my hand and Official Seal this the 22nd day of February, 2023.



Notary Public  
My Commission Expires: March 26, 2023

15081-21191

