

**2023035409 00023**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$114.00**

PRESENTED & RECORDED  
10/17/2023 10:50:06 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
BK: RE 3777  
PG: 2358 - 2360

NORTH CAROLINA  
FORSYTH COUNTY

**TRUSTEE'S DEED**

**GRANTEE'S ADDRESS:** YL Properties LLC  
317 S. Westgate Drive, Ste E  
Greensboro, NC 27407

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

**Excise Tax: \$114.00**

**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)**

Parcel#: 6836-94-0911

This deed made on October 10, 2023 by the Ingle Law Firm, PA, Substitute Trustee, hereafter referred to as the "Grantor", to YL Properties LLC,"Grantee";

WITNESSETH THAT WHEREAS, on the August 30, 2001, Paul Shelf, executed and delivered to Sean M. Bruce, Trustee, a certain Deed of Trust, which was recorded in Book 2197, at Page 1193 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. 3752, at Page 1663, 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 23SP421, and in accordance with the terms and stipulations of 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. Pursuant to an upset bid, YL Properties LLC became the last and highest bidder for the sum of \$56,855.95; 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; and

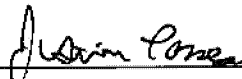
NOW, THEREFORE, in consideration of the premises and payment of the purchase price, the receipt and sufficiency of which is acknowledged, and pursuant to the authority vested in him by the terms of said Deed of Trust, the Grantor does hereby bargain, sell, grant and convey unto the Grantee and their 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:

BEING KNOWN AND DESIGNATED as Lot No. 229, Map of FAIRVIEW HEIGHTS as recorded in Plat Book 8, Page 88, 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, 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.

  
Justin A Torres, Authorized Signatory  
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 Justin A Torres, Authorized Signatory, duly authorized pursuant to an instrument recorded in Book No. 3752, at Page 1663 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 10th day of October, 2023.

  
Notary Public  
My Commission Expires: April 3, 2028

16765-24158

