

2023036670 00139

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$165.00
 PRESENTED & RECORDED
 10/26/2023 04:03:35 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
 BK: RE 3779
 PG: 116 - 117

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

TRUSTEE'S DEED**NORTH CAROLINA****FORSYTH COUNTY**

Prepared by/Return to:
Hutchens Law Firm LLP
P.O. Box 1028 Fayetteville, NC 28302

Firm Case No: 7306 - 27833**REVENUE: \$165.00****TAXID: 6808-36-9471.000****Not the primary residence of the Grantor herein**

THIS TRUSTEE'S DEED, made this 24th day of October, 2023, by Substitute Trustee Services, Inc., Substitute Trustee, of the County of Cumberland, and State of North Carolina, 1007 Hay Street, Fayetteville, NC 28305, party of the first part, to Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2003-2, Asset Backed Certificates, Series 2003-2, 3217 South Decker Lake Drive, Salt Lake City, UT 84119, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 18th day of December 2002, Eddie Dean McCollum, executed and delivered to A. Gregory Schell, Trustee, a certain Deed of Trust, which is recorded in Book No. 2306, at Page 1919 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 Book No. RE 3732, at Page 4074, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 23 SP 42, 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 4th day of October 2023, at the Courthouse Door, in the City of Winston Salem, North Carolina, expose to public sale the lands hereinafter described, where and when, Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2003-2, Asset Backed Certificates, Series 2003-2, became the last and highest bidder for the sum of Eighty-Two Thousand One Hundred Eighty-Two And 24/100 (\$82,182.24); 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 Eighty-Two Thousand One Hundred Eighty-Two And 24/100 (\$82,182.24), 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 Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2003-2, Asset Backed Certificates, Series 2003-2, its successors 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:

Tract One:

BEGINNING at a new iron pin in the right-of-way line of N.C. Highway No. 65, also known as Bethania Road, the six following courses and distances: S. 70 degrees 10' 34" W. 171.47 feet to a new iron pin in the right-of-way line of said Bethania Road; thence S. 70 degrees 40' 15" W. 50 feet to a new iron pin in the right-of-way line of Bethania Road; thence North 17 degrees 10' 00" 200.68 feet to a new iron pin; thence N. 71 degrees 26' 49" 50 feet to a new



iron pin; thence N. 81 degrees 55' 30" E. 130.75 feet to a new iron pin; thence S. 30 degrees 59' 21" E. 176.50 feet to the point and place of BEGINNING, containing 0.867 acres more or less according to a survey dated 6/1/87 by Kenneth L. Foster, R.L.S., project no. 5897, and being a portion of Lots 2M and 3M, block 4747. Together with improvements located thereon; said property being located at 5515 Bethania Road, Pfafftown, North Carolina.

Less and Except that portion of property conveyed by deed recorded in Book 2035, Page 131, Forsyth County Registry.

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 Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2003-2, Asset Backed Certificates, Series 2003-2, its successors 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: *C. L. Leader*
C. L. Leader - President Treasurer

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:

C. L. Leader - President Treasurer

Date: 10-24-2023

Pamela L. Reed

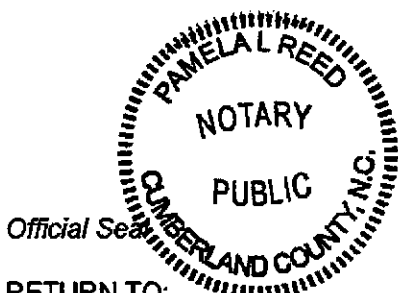
Official Notary Signature

Pamela L. Reed

Notary Public

Notary Public printed typed name

My Commission Expires: May 15, 2025



Official Seal

RETURN TO:
Hutchens Law Firm LLP
P.O. Box 1028
Fayetteville, NC 28302
Telephone: (910)864-3068