

**2023037501 00070**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$168.00PRESENTED & RECORDED:
11-02-2023 01:50:07 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY**BK: RE 3780**
PG: 246-248**TRUSTEE'S DEED****NORTH CAROLINA**

Prepared by: Hutchens Law Firm LLP

Return To: Jonathan Thompson
575 Scout Road, Lexington, NC 27292**FORSYTH COUNTY****Firm Case No: 2595 - 6010****REVENUE: \$168.00****TAXID: 6869-11-3091.000****Not the primary residence of the Grantor herein**

THIS TRUSTEE'S DEED, made this 31st 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 Jonathan Thompson, 575 Scout Road, Lexington, NC 27292, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 11th day of June 2001, Arthur D. Welch and Ginger L. Welch (Deceased), executed and delivered to New Salem, Inc., Trustee, a certain Deed of Trust, which is recorded in Book No. 2179, at Page 4283 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. 2020012246, in Book No. RE 3515, at Page 810, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 22 SP 636, 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 6th day of September 2023, at the Courthouse Door, in the City of Winston Salem, North Carolina, expose to public sale the lands hereinafter described. Pursuant to upset bid, Jonathan Thompson, became the last and highest bidder for the sum of Eighty-Three Thousand Five Hundred Thirty-Five And 00/100 (\$83,535.00); 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-Three Thousand Five Hundred Thirty-Five And 00/100 (\$83,535.00), 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 Jonathan Thompson, his/her/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 a 1.062 acre, more or less, tract or parcel of real property lying in Salem Chapel Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at a new iron stake lying in the southwestern boundary line of the Middle American Homes & Enterprises property which is more particularly described in Book 1906 at Page 1690 of the Forsyth County, North Carolina Registry, reference to which is hereby made for a more particular description thereof, said beginning point further being the following two (2) courses and distances from the northernmost corner of the said Middle American

Original to: Jonathan Thompson

Homes property: (1) South 51 degrees 19' 47" East 737.62 feet to a new iron stake lying in the northeast boundary line of Middle American Homes, and (2) South 38 degrees 40' 13" West 201.08 feet to the point and place of BEGINNING; thence South 51 degrees 22' 20" East 459.96 feet to a new iron stake lying in the southwestern boundary of Middle American Homes and the northwestern margin of the 60 foot wide right-of-way of Pine Hall Road; thence on a new line through Middle American Homes and with the northwestern margin of said road, North 36 degrees 56' 24" East 95.04 feet to a new iron stake lying in Middle American Homes and in the northwestern margin of said road; thence on another new line through Middle American Homes, North 51 degrees 22' 20" West 457.09 feet to a new iron stake lying in Middle American Homes; thence South 38 degrees 40' 13" West 95.00 feet to the point and place of beginning; containing 1.062 acres, more or less, according to survey entitled "Middle American Homes & Enterprises, Ltd." dated May 30, 1996, drawn from a survey by Larry L. Callahan, RLS, bearing Job No. 8567-3. Together with improvements located thereon said property being located at 4340 Pine Hall Road, Walkertown, North Carolina.

The above described property is known on the Forsyth County Tax Maps as Tax Lot 56A, Block 5165 and is further the southeastern portion of the property described in Book 1906 at Page 1690 of the Forsyth County Registry.

SUBJECT TO a right-of-way for Pine Hall Road over that 30-foot wide parcel of property lying northwest of and contiguous to the southeastern boundary line of the above-described 1.062 acre tract of land.

SUBJECT TO restrictive covenants recorded in Book 1930 at Page 2521, Forsyth County Registry.

TOGETHER WITH all improvements constructed upon, affixed to, or located upon the above described real property, including without limitation the residential dwelling located or to be located thereon, which dwelling is or may be a "manufactured home", and which manufactured home hereby is conclusively deemed to be real property, described as follows: Make: Oakwood, Model: 3501 1997, Serial Number: HONCO1132168A/B. The manufactured home is on a permanent, masonry foundation and is permanently affixed to the land and is a part thereof.

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 Jonathan Thompson, his/her/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: 10.31.2023

Pamela L. Reed

Official Notary Signature

Pamela L. Reed

Notary Public

Notary Public printed typed name

My Commission Expires: May 15, 2025

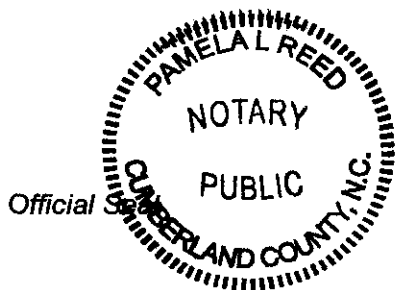


Exhibit "A" – DECLARATION OF INTENT

Pursuant to N.C.G.S. § 47-20.7 Grantor and Grantee declare and acknowledge that:

It is the intention of this Deed to convey with the property described herein the following manufactured home located on said property:

- 1) We are the owner(s) of that certain manufactured home (Home) described as follows:

Manufacturer – Make	Oakwood
Year/Model or Series	1997/3501
VIN/Serial Number	HONC01132168AB
Title Number	773828971691909

- 2) Said Home has been placed upon the real property on a permanent foundation, the wheels, tongue, and axles having been removed; and
- 3) It is the Parties' express intent that the Home be considered and treated as real property for all purposes and that any conveyance or encumbrances upon the real property shall include the Home as a permanent improvement thereto; and
- 4) A search of the records held by the North Carolina Department of Transportation Division of Motor Vehicles (NC DMV) provides that the above-described Home has:
- a) Never been titled with the NC DMV; or
 - X b) Title has been cancelled by the NC DMV to real property; and
- 5) The Home has been listed, assessed and taxed as real property for ad valorem taxes in the County in which the above described real property is located. All personal property taxes for the Home for years prior to the date of this Declaration have been paid in full; and
- 6) There are no liens or security interests upon the Home.
- 7) Grantor covenants that this Declaration may be relied upon by lenders, purchasers, attorneys certifying title to said property, Title Insurance Companies insuring title to said real property (including the Home as a permanent improvement), and others dealing with Grantor, its successors and/or assigns unless and until an instrument severing the improvement is recorded in the aforesaid Registry.