

2024011956 00045FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$239.00PRESENTED & RECORDED
04/17/2024 11:39:37 AMLYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3802
PG: 593 - 595**TRUSTEE'S DEED****21-111494**Grantor/Drawn by: LOGS Legal Group LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216Grantee/Mail to: Kyle Anderson
340 West Oak Trl.
Winston-Salem, NC 27104**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)**Tax Code #: 6853-33-8133.00
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

\$239.00 Documentary Stamps

THIS DEED, made April 4th 2024, by and between LLG Trustee LLC, Substitute Trustee per document recorded in BOOK 3682 PAGE 808, Forsyth County Registry, for LSI, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and Kyle Anderson, hereinafter, whether one or more, referred to as "second party" (the singular masculine pronoun wherever hereinafter used to be construed as masculine, feminine or neuter and as singular or plural as the context may indicate or require),

WITNESSETH, THAT WHEREAS, Under date of April 8, 2005, Debra D. Head and Ina C. Sealey and Barbara S. Head executed and delivered unto LSI, as trustee, a certain deed of trust which is duly recorded in the office of the Register of Deeds for Forsyth County, N.C., in Book 2562, Page 2857 and modified by agreement recorded December 28, 2009 in Book 2926, Page 4472, to which reference is hereby made; and whereas, default having occurred in payment of the indebtedness secured by said deed of trust and in the performance of the stipulation and conditions therein contained, due demand was made upon the first party by the owner and holder of the indebtedness secured by said deed of trust or part of same that he foreclose the said deed of trust and sell the property under the terms thereof and a special proceeding having been instituted on March 21, 2022 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 22sp210; and whereas, under and by virtue of the power and authority in him vested by the said deed of trust and in accordance with the terms and stipulation of same and after due advertisement as in said deed of trust provided and as by law required, the first party at 11:00AM, on March 7, 2024, did expose the land described in said deed of trust, and hereinafter described and conveyed, to sale at public auction at the Forsyth County Courthouse door, when and where Kyle Anderson became the last and highest bidder for the said land at the price of \$119,080.44; and whereas the first party duly reported said sale to the Clerk of Superior Court of said county, as by law required, and thereafter said sale remained open ten days and no advance bid was placed thereon within the time allowed by law; and whereas the said Clerk

Submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

duly entered an order, directing and requiring the first party to convey the said land by good and sufficient deed upon payment of the purchase price; and whereas said purchase price has been fully paid and

NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by Kyle Anderson, the receipt of which acknowledged, and pursuant to the authority vested in him by the terms of said deed of trust, said first party, substitute trustee as aforesaid, does hereby bargain, sell, grant and convey unto Kyle Anderson, all that certain lot or parcel of land, lying and being in the City of Winston Salem, Forsyth County, State of North Carolina, and more particularly described as follows:

All that certain lot or parcel of land in Forsyth County, North Carolina, and more particularly described as follows:

Beginning at an existing 1/2 inch iron lying in the North right-of-way of The Thomasville Road (NC Highway 109) at the common corner of the William R. Wheeler, Jr. tract (Deed book 1696, page 765) with the tract of Vulcan Lands, Inc. (deed book 2196, page 3217 and for further reference, see lot 4 of the Erastus Swaim Estate as per plat book 12, page 90) in the road; thence leaving the road and running North 47 deg. 12' 25" East 190.58 feet to an existing 3/4 inch iron at the southwest corner of the Connie Moore Jones tract (deed book 2251, page 1733); thence with the South line of the Connie Moore Jones tract and running South 51 deg. 23' 58" East 180.15 feet to an existing 3/4 inch line; thence running North 51 deg. 23' 19" East 57.77 feet to a new 1/2 inch iron; thence North 76 deg. 10; 25" East 79.40 feet to a new 1/2 inch iron; thence South 72 deg. 16' 51" East 61.43 feet to an existing 1/2 inch iron in the North line of Lester S. Deal (deed book 1851, page 910) at his common corner with Anthony T. Goforth (deed book 2054, page 2095); thence with Anthony Goforth's and Walter Goforth's (deed book 2053, page 1566) North line and running South 46 de. 44' 03" West 203.24 feet to an existing 1/2 inch iron; thence South 52 deg. 54' 31" West 166.50 feet to an existing 1/2 inch iron lying in the North right-of-way of The Thomasville Road (NC Highway 109); thence with in the North right-of-way of The Thomasville Road (NC Highway 109) and running North 44 deg. 07' 37" West 234.28 feet to an existing 1/2 inch iron, the point and place of beginning.

BEING the same property as conveyed to Barbara S. Head, Ina D. Sealey and Debra D. Head by Deed recorded 09/30/02 in Book 2284, Page 3682.

TO HAVE AND TO HOLD the said land, together with all the privileges and appurtenances thereunto belonging, unto said second party, its successors and assigns, forever, in as full and ample manner as the first party, substitute trustee, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, The said first party, substitute trustee as aforesaid, has hereunto set his hand and affixed his seal the day and year first above written.

Aaron Gavin

Aaron Gavin, AVP for LLG Trustee LLC
Substitute Trustee

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Erin M Williams, Notary Public for the State and County indicated on the seal or stamp affixed below, do hereby certify that Aaron Gavin, AVP for LLG Trustee LLC, Substitute Trustee, personally appeared before me this day and acknowledged the due execution by him of the foregoing and attached instrument as the substitute trustee.

WITNESS my hand and official seal April 4, 2024.

Erin M Williams
Notary Public

My Commission expires: _____

21-111494

