

2024014206 00131

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$172.00

PRESENTED & RECORDED

05/03/2024 04:14:04 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3805

PG: 1 - 3

COMMISSIONER'S DEED

THIS INSTRUMENT PREPARED BY & RETURN TO:

McMichael Taylor Gray, LLC
David W. Neill, Attorney
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
File Number: NC2021-00756
Case Number: 21 CVS 3598
Excise Tax: \$172.00
Parcel Identification No. 6847-68-2604.000

**STATE OF NORTH CAROLINA
COUNTY OF FORSYTH**

NCGS 105-317.2 Report on transfers of real property - requirements

Grantor's address: see above " return to" address

Grantee's address: see below paragraph

Primary residence: As the commissioner of a judicial sale foreclosure action and a legal entity, this entity does not occupy any property as its residence. As to the original mortgagor(s) and defendant(s), this firm does not have any specific knowledge as to whether the mortgagors(s) or defendant(s) were occupying the property at the time of foreclosure sale. As to the original mortgagor(s), this firm does not have any specific knowledge as to whether the original mortgagors(s) were occupying the property at the time of foreclosure sale.

This instrument was prepared by: McMichael Taylor Gray, LLC, a licensed North Carolina attorney/law firm. The Grantee is receiving title because they were the successful bidder at a foreclosure sale of the below mentioned property. Any potential bidders were notified that the sale of the property would be made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record. Therefore, the Grantee assumes responsibility for any unpaid taxes.

Submitted electronically by "McMichael Taylor Gray, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

THIS COMMISSIONER'S DEED, made this 26th day of April, 2024 by and between Anchor Trustee Services, LLC, Commissioner appointed in the herein below mentioned civil action, ("Grantor"), and Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I, its successors and assigns as their interests may appear, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Ste 200-A, Anaheim, CA 92806 ("Grantee");

WITNESSETH

WHEREAS, Michal Vasica, executed and delivered a Deed of Trust in the original amount of \$51,125.00, payable to Wells Fargo Bank, N.A., dated August 9, 2010 and recorded on August 13, 2010 in Book 2959 at Page 109, Forsyth County Registry; and

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust; and

WHEREAS, under and by virtue of the power and authority granted to it as a commissioner by that order filed in civil action bearing Case No. 21 CVS 3598 on September 18, 2023, and having been directed by said order to sell the real property herein below described to satisfy the amount owed under indebtedness secured by the aforesaid deed of trust, and after due and timely notice having been given to the parties of said civil action, Grantor on February 20, 2024, did expose the land identified in said civil action and hereinafter described and conveyed, subject to any and all superior liens, including without limitation, the lien of unpaid taxes and assessments, easements, conditions, restrictions, conveyances and releases, and matters of record, for sale at public auction at the Forsyth County Courthouse door or other usual place of sale, when and where Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I, was the last and highest bidder for said land at the price of \$85,741.78; and

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

WHEREAS, the sale was confirmed by the presiding superior court judge in Forsyth County on April 19, 2024 in civil action bearing Case No. 21 CVS 3598.

NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the authority vested in him by the order filed on September 18, 2023 in civil action bearing Case No. 21 CVS 3598, Grantor does hereby bargain, sell, grant and convey unto Grantee and their successors and assigns, all that certain lot or parcel of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly described as follows:

BEING KNOWN and DESIGNATED as Lot Numbers 32, 33 and 34 as shown on the map of Perry Property, as recorded in Plat Book 4, Page 143 (previously Plat Book 2, Page 99) all of the Forsyth County Registry, reference to which is hereby made for a more particular description.

Property commonly known as at 4705 Perry Street, Winston Salem, NC 27105

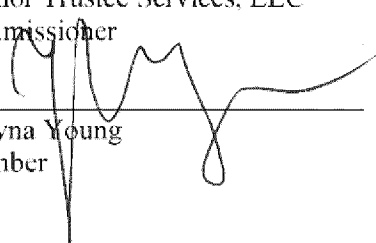
Title to the property hereinabove described is subject to the following exceptions:
Subject to ad valorem taxes; all applicable zoning and land use ordinances,
statutes and regulations; and to the provisions of all applicable restrictive
covenants and easements of record.

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

IN WITNESS WHEREOF, Grantor, Commissioner appointed by order filed on September
18, 2023 in civil action bearing Case No. 21 CVS 3598, has hereunto set his hand and affixed his
seal the day and year first above written.

Anchor Trustee Services, LLC
Commissioner

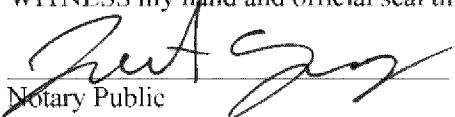
By: _____
Justyna Young
Member



STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

Before me, Jonathan Young, the undersigned notary public of the state and county aforesaid, personally
appeared Justyna Young, with whom I am personally acquainted (or proved identity to me on the basis
of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a member of Anchor
Trustee Services, LLC, the within-named bargainer, and executed the foregoing instrument for the
purposes therein contained on behalf of the company by personally signing his/her name as such.

WITNESS my hand and official seal this 26th day of April, 2024.



Notary Public
My Commission Expires: October 2nd, 2024

