

**2024023533 00048**  
 FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$155.00**  
 PRESENTED & RECORDED  
 07/17/2024 10:54:57 AM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
 BK: RE 3816  
 PG: 2337 - 2338

**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: 10110 - 48526**

**REVENUE: \$155.00**

**TAXID: 6845-58-1900**

**Not the primary residence of the Grantor herein**

THIS TRUSTEE'S DEED, made this 16<sup>th</sup> day of July, 2024, by Substitute Trustee Services, Inc., Substitute Trustee, of the County of Cumberland, and State of North Carolina, 201 S. McPherson Church Road, Suite 201, Fayetteville, NC 28303, party of the first part, to Star 212, LLC, 6061 S. Willow Drive, Suite 300, Greenwood Village, CO 80111 party of the second part;

**WITNESSETH:**

THAT WHEREAS, on the 20th day of April 2004, Raul A. Lio and Amanda M. Lio, executed and delivered to James A. Gleason, Trustee, a certain Deed of Trust, which is recorded in Book No. RE 2463, at Page 1397 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. 2022051957, in Book No. RE 3729, at Page 813, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 23 SP 85, 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 3rd day of July 2024, at the Courthouse Door, in the City of Winston Salem, North Carolina, expose to public sale the lands hereinafter described, where and when, Star 212, LLC, became the last and highest bidder for the sum of Seventy-Seven Thousand Four Hundred Nineteen And 80/100 (\$77,419.80); 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 Seventy-Seven Thousand Four Hundred Nineteen And 80/100 (\$77,419.80), 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 Star 212, LLC, 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:

BEING KNOWN and designated as Lot 41 as shown on the Map of Motor Heights, Section 2, as recorded in Plat Book 3, Page 73-A, Forsyth County Registry, to which map reference is hereby made for a more particular description. Together with improvements located thereon; said property being located at 3305 Old Greensboro Road, Winston Salem, North Carolina.

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 Star 212, LLC, 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

NORTH CAROLINA – CUMBERLAND COUNTY

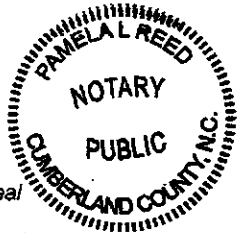
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:  
C. L. Leader President.

Date: July 16, 2024

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