

**2024027698 00163**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$294.00**PRESENTED & RECORDED  
08/16/2024 04:12:40 PM**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY**BK: RE 3821****PG: 4316 - 4318**

*THIS INSTRUMENT PREPARED BY AND RETURN TO:*  
**Robertson, Anschutz, Schneid, Crane & Partners, PLLC,**  
**651 Brookfield Parkway, Suite 103**  
**Greenville, South Carolina 29607**

Pursuant to North Carolina General Statute Section 161-31- This instrument was prepared by: Nikki Kimball, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Pursuant to North Carolina General Statute Section 105-317.2, this property is not the primary residence of the Grantor.

STATE OF NORTH CAROLINA	)	EXCISE TAX: <u>\$294.00</u>
	)	
COUNTY OF FORSYTH	)	PARCEL #: 6807-88-1929

**SUBSTITUTE TRUSTEE'S DEED**

THIS DEED, made this 2 day of July 2024, by Anthony Maselli or Genevieve Johnson, either of whom may act, Substitute Trustee, in the Deed of Trust hereinafter mentioned, of PO Box 160, Jacksonville, NC 28541, hereinafter referred to as "Grantor", and Future Realty, LLC, of 1401 Funny Cide Drive, Waxhaw, North Carolina 28173, hereinafter referred to as "Grantee".

**WITNESSETH:**

WHEREAS, on May 11, 2004, Evelyn Finney and Dayton Finney executed and delivered unto Jeffrey M. Henschel, as Trustee, a certain Deed of Trust which was duly recorded on May 20, 2004 in Book RE 2472, at Page 1683 in the Office of the Register of Deeds for Forsyth County, North Carolina, to which reference is hereby made; and

WHEREAS, Grantor was appointed as Substitute Trustee under the foregoing Deed of Trust, pursuant to an Appointment of Substitute Trustee which was duly recorded on January 18, 2024 in Book RE 3789, at Page 2036, in the Office of the Register of Deeds for Forsyth County, North Carolina, to which reference is hereby made; and

submitted electronically by "Paladin Law"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WHEREAS, default having occurred in the 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 the 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 January 24, 2024 with the Clerk of Superior Court of Forsyth County, said Special Proceeding being number 24 SP 45; 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 June 5, 2024 at 12:00 PM. 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 Future Realty, LLC became the last and highest bidder for the said land, at the price of \$146,638.01, and whereas the first party duly recorded said sale to the Clerk of Superior Court of said county, as by law required, and thereafter said sale remained opened for ten days, and no advance bid was placed thereon within the time allowed by law.

WHEREAS, said purchase price has been fully paid.

NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price, by the Grantee, the receipt of which is hereby acknowledged, with all funds received and disbursements made or readied to be made, and pursuant to the authority vested herein by the terms of said Deed of Trust, Grantor, as Substitute Trustee, does hereby bargain, sell, grant and convey unto the Grantee, its successors and assigns, all of that certain lot or parcel of land, lying and being in Forsyth County, State of North Carolina, and being more particularly described as follows:

**BEING KNOWN AND DESIGNATED AS LOT NO. 26, SECTION 4 ON A PLAT ENTITLED OLD TOWN HEIGHTS AS RECORDED IN BOOK 17, PAGE 84 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.**

**To Have and to Hold** the said land, together with all the privileges and appurtenances thereunto belonging, unto said Grantee, its successors and assigns, forever, in as full and ample manner as Grantor is authorized and empowered as Substitute Trustee to convey the same.

**In Witness Whereof**, Grantor, Anthony Maselli or Genevieve Johnson, Substitute Trustee of the aforesaid Deed of Trust, has hereunto set her/his hand and affixed her/his seal, the day and year first above-written.

 (SEAL)  
Nikki L. Kimball

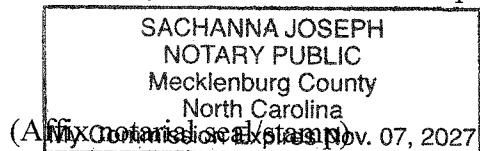
Attorney in Fact for Anthony Maselli or Genevieve Johnson,  
Substitute Trustee, duly authorized pursuant to an  
instrument recorded on October 5, 2023, in Book 38412,  
Page 597 of the Mecklenburg County Registry, North  
Carolina  
P.O. Box 160

Jacksonville, NC 28541-0160  
Telephone: (470) 321-7112

STATE OF NC )  
 )ss.  
COUNTY OF Mecklenburg )

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that Nikki L. Kimball as Attorney in Fact for Anthony Maselli or Genevieve Johnson, Substitute Trustee, duly authorized pursuant to an instrument recorded on October 5, 2023, in Book 38412, Page 597 of the Mecklenburg County Registry, North Carolina, personally came before me this day and after first being duly sworn, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this 2 day of July, 2024.



[Signature]  
Notary Public

Name: Sachanna Joseph

County: Mecklenburg

My Commission Expires: 11-07-2027

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date, time, and in the Book and Page shown on the first page hereof.

\_\_\_\_\_  
**REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY**

By \_\_\_\_\_ Deputy/Assistant-Register of Deeds.