

2024043256 00122FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$135.00PRESENTED & RECORDED
12/20/2024 01:34:34 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3841
PG: 3729 - 3730**TRUSTEE'S DEED****NORTH CAROLINA**

Prepared by: Hutchens Law Firm LLP

FORSYTH COUNTYReturn To: SM1 Investment Inc
3800 S Holden Rd Suit 203, Greensboro, NC 27406**Firm Case No: 10113 - 48525****REVENUE: \$135.00****TAXID: 6844-11-0076****Not the primary residence of the Grantor herein**

THIS TRUSTEE'S DEED, made this 3rd day of December, 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 SM1 Investment Inc, 3800 S Holden Rd Suit 203, Greensboro, NC 27406, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 2nd day of March 2004, Raul A. Lio and Amanda M. Lio, executed and delivered to Land America Title, Trustee, a certain Deed of Trust, which is recorded in Book No. 2450, at Page 734 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. 2022051273, in Book No. RE 3728, at Page 1621, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 22 SP 1008, 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 16th day of October 2024, at the Courthouse Door, in the City of Winston Salem, North Carolina, expose to public sale the lands hereinafter described. Pursuant to upset bid, SM1 Investment Inc, became the last and highest bidder for the sum of Sixty-Seven Thousand Two Hundred And 00/100 (\$67,200.00); 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 Sixty-Seven Thousand Two Hundred And 00/100 (\$67,200.00), 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 SM1 Investment Inc, 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 known and designated as Lot Number 64 as shown on the Map of Easton as recorded in Plat Book 14, Page 23 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Together with improvements located thereon; said property being located at 1035 Louise Road, Winston Salem, North Carolina.

PIN# 6844-11-0076

Submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 SM1 Investment Inc, 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: *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: 12/3/2024

Tiffany B Warner
Official Notary Signature

Tiffany B Warner Notary Public
Notary Public printed typed name

My Commission Expires: August 5, 2027

