2016007513 00155
FORSYTH CO. NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$160.00
PRESENTED & RECORDED
03/02/2016 03:49:41 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY
BK: RE 3274
PG: 1090 - 1091

TRUSTEE'S DEED

15-075702

Grantor/Drawn by: Shapiro & Ingle, L.L.P.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216

Grantee/Mail to: I BUY HOUSES
4621 SUN VALLEY LN
Kernersville, NC 27284

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 #: 5885-23-3220.00
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH **$160.00 Documentary Stamps**

THIS DEED, made February 24, 2016, by and between Grady I. Ingle, Substitute Trustee per document recorded in Book: 3258 Page: 1052, Forsyth County Registry, for David L. Brunk, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and I BUY HOUSES, 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 October 12, 2005, Rose Jackson Stowe executed and delivered unto David L. Brunk, 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 RE2609, Page 1061, 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 November 5, 2015 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 15SP1538; 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 10:30 AM, on Thursday, February 11, 2016, 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 I BUY HOUSES became the last and highest bidder for the said land at the price of $79,746.39; 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

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

whereas the said Clerk 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 I BUY HOUSES, 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 I BUY HOUSES, all that certain lot or parcel of land, lying and being in the City of Lewisville, Forsyth County, State of North Carolina, and more particularly described as follows:

Being Known and Designated as Lot #6 as shown on Map of Reynoldale Estates, Section 4, recorded in Plat Book 24 at Page 180 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is herby made for a more particular description.

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.

Andrew Vining
Attorney in Fact for Grady I. Ingle
Substitute Trustee

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Michelle Toney, Notary Public for the State and County indicated on the seal or stamp affixed below, do hereby certify that Andrew Vining attorney-in-fact for Grady I. Ingle, Substitute Trustee, duly authorized pursuant to an instrument recorded on October 12, 2015 in Book 30342, and Page 116, Mecklenburg County Registry, personally appeared before me this day and acknowledged the due execution by him of the foregoing and attached instrument as duly authorized attorney-in-fact for the substitute trustee.

WITNESS my hand and official seal February 24, 2016.

Michelle Toney
Notary Public

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2018

My Commission expires: March 26, 2018

15-075702