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FORSYTH CO. NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$307.00
PRESENTED & RECORDED
07/17/2019 02:02:26 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS
ASST
BK: RE 3471
PG: 2914 - 2916

Prepared by and return to:
18-031612
Albertelli Law Partners North Carolina, P.A.
205 Regency Executive Park Drive, Suite 100
Charlotte, NC 28217

EXCISE TAX: $307.00
PARCEL #: 5898-94-8242.000

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

SUBSTITUTE TRUSTEE'S DEED

TAKE NOTICE THAT THIS IS A DEED, dated this the 8th day of July, 2019, by and between Albertelli Law Partners North Carolina, P.A. (hereinafter "Grantor"), Substitute Trustee of the Deed of Trust hereinafter mentioned, located at 205 Regency Executive Park Drive, Suite 100, Charlotte, NC 28217, and I Buy Houses LLC, 641 Sun Meadows Drive, Kernersville, NC 27284 (hereinafter "Grantee").

WHEREAS, on or about August 18, 2010, Linda G. Brendle executed a Deed of Trust conveying the property described therein to J. Allan Whitlock, Trustee for Home Savings of America, Lender, and said Deed of Trust was recorded in Book RE 2960 at Page 3145 in the Forsyth County Public Registry, to which reference is hereby made; and

WHEREAS, Grantor was appointed as Substitute Trustee under the Deed of Trust, pursuant to a Substitution of Trustee which was duly recorded on January 10, 2019 in Book RE 3441 at Page 3927 in the Forsyth County Public Registry, to which reference is hereby made; and

WHEREAS, default has occurred in the payment of the indebtedness secured by the Deed of Trust, due demand was made by the holder of the indebtedness secured by the Deed of Trust, and the holder of the indebtedness informed all necessary parties that it will foreclose on the Deed of Trust and sell the property under the terms thereof; 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, under and by virtue of the power and authority vested by the Deed of Trust, the Substitute Trustee, in accordance with the terms and stipulations contained within said Deed of Trust, instituted a special proceeding before the Clerk of Superior Court of Forsyth County, North Carolina, which can be identified by special proceeding 19-SP-35; and

WHEREAS, the Substitute Trustee, after due advertisement as required by the Deed of Trust and applicable law, and after due and timely notice was given to all necessary parties of such heretofore identified special proceeding, conducted a proper foreclosure hearing on May 9, 2019, where the Clerk of Superior Court of Forsyth County, North Carolina authorized Grantor to proceed under said Deed of Trust and sell the real property as hereinafter described; and

WHEREAS, Grantor, at 10:00 AM on June 6, 2019, did expose the land described in the Deed of Trust, and hereinafter described and conveyed, subject to prior liens, restrictions, easements, conveyances and releases, for sale at public auction at the Forsyth County Courthouse, North Carolina, when and where I Buy Houses LLC became the last and highest bidder for the hereinafter described land at the price of $153,335.70; and

WHEREAS, Grantor duly reported the foreclosure sale to the Clerk of Superior Court of Forsyth County, North Carolina, as by law required, and thereafter said foreclosure sale remained open ten (10) days with no upset bid being placed within the time permitted by law; 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 the Grantee, the receipt of which is hereby acknowledged, and pursuant to the authority vested in it by the terms of the Deed of Trust, Grantor, the 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. 6, AS SHOWN ON THE MAP OF PATRICK PLACE, SECTION NO. 3, AS SURVEYED BY OTIS A. JONES, R.L.S., ON OCTOBER, 1964, AND RECORDED IN PLAT BOOK 22 AT PAGE 91, FORSYTH COUNTY REGISTRY, NORTH CAROLINA.

The above described property is not the primary residence of the Grantor.

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

In Witness Whereof, Grantor, the Substitute Trustee, of the aforesaid Deed of Trust, has hereunto set its hand and affixed its seal, the day and year first above-written.

Albertelli Law Partners North Carolina, P.A., Substitute Trustee

By: _____
Albertelli Law Partners North Carolina, P.A.
David W. Neill, Esq.
NC State Bar No. 23396

205 Regency Executive Park Drive
Suite 100
Charlotte, NC 28217
T: 704-970-0391

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Caitlin B. Reichman, a Notary Public of Mecklenburg County and State aforesaid certify that David W. Neill personally came before me this day, and I have personal knowledge of the identity of the principal and acknowledged that said individual is an attorney of Albertelli Law Partners North Carolina, P.A. and that by authority duly given, and as an act of the corporation, has voluntarily signed the foregoing instrument on its behalf as its act as Substitute Trustee.

WITNESS my hand and notarial seal, this 8 day of July, 2019.

_____
Notary Public
My Commission Expires: 9/25/2024

CAITLIN B REICHMAN
NOTARY PUBLIC
MECKLENBURG COUNTY, NC
My Commission Expires 9-25-2021