

2019049932 00108

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$391.00

PRESENTED & RECORDED

12/12/2019 02:10:28 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3497

PG: 3903 - 3904

TRUSTEE'S DEED

NORTH CAROLINA

Prepared by: Hutchens Law Firm LLP

Return To: I Buy Houses, LLC

641 Sun Meadows Drive, Kernersville, NC 27284

FORSYTH COUNTY

Firm Case No: 1277233 (FC.FAY)

REVENUE: \$391.00

TAX ID: 6816-92-6033.000

Not the primary residence of the Grantor herein

THIS TRUSTEE'S DEED, made this 5th day of December, 2019, by Substitute Trustee Services, Inc., Substitute Trustee, of the County of Cumberland, and State of North Carolina, 201 South McPherson Church Road, Suite 232, Fayetteville, NC 28303, party of the first part, to I Buy Houses, LLC, 641 Sun Meadows Drive, Kernersville, NC 27284, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 30th day of June, 2005, Jennifer Arthur and Corwin M. Arthur, executed and delivered to CB Services Corp., Trustee, Trustee, a certain Deed of Trust, which is recorded in Book RE 2585, Page 1307, 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 Book RE 3469, Page 2976, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 19 SP 1029, 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 30th day of October, 2019, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described. Pursuant to upset bid, I Buy Houses, LLC became the last and highest bidder for the sum of One Hundred Ninety-Five Thousand Three Hundred Dollars and 00/100 (\$195,300.00); 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 One Hundred Ninety-Five Thousand Three Hundred Dollars and 00/100 (\$195,300.00), 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 the said I Buy Houses, 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:

Submitted electronically by "Thomas and Bennett"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All that certain parcel of land lying and situated in the County of FORSYTH, State of NC, to-wit:

BEGINNING at an existing iron stake in the North right of way line of Spring Garden Road, said stake being the southwest corner of the within described tract and the southeast corner of Lot No. 16 as shown on the Map of West Buena Vista, recorded in Plat Book 12, Page 102, Forsyth County Registry; running thence with the west line of said lot of said Lot No. 16, North 00 deg. 57' 01" East 99.91 feet to an existing iron stake, the southwest corner of Lot No. 6 on the above described map of West Buena Vista; thence with the south line of Lot No. 6 South 89 deg 00' 01" East 110.37 feet to an existing iron stake; thence South 01 deg. 15' 59" West 99.91 feet to an existing iron stake in the north right of way line of Spring Garden Road; thence with said right of way line North 69 deg. 00' West 109.81 feet to the point and place of BEGINNING. Being a part of Lot No. 7 of the Map of West Buena Vista recorded in Plat Book 12, Page 102, Forsyth County Registry, consisting of 0.253 acres, more or less, as shown on a survey by Larry L. Callahan, RLS, dated December 22, 1991 and bearing Job No. 1735-1. Together with improvements located thereon; said property being located at 2713 Spring Garden Road, Winston Salem, North Carolina.

Tax Map Reference: 2387-007 A


Being that parcel of land conveyed to Corwin M. Arthur and wife Jennifer A. Arthur, as Tenants By The Entirety from Suzanne P. Musten by that deed dated 10/03/1996 and recorded 10/03/1996 in deed book 1920, at page 1423 of the FORSYTH County, NC Public Registry.

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or prior 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 I Buy Houses, 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: 
L.W. BLAKE 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: L.W. BLAKE President.

Date: December 5, 2019


Official Notary Signature

Pamela L. Reed Notary Public
Notary Public printed typed name

My Commission Expires: May 15, 2020

Official Seal

