

BK: R 8106
PG: 2609 - 2610
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 DEPUTY-GB
 BY: JEANETTE ZENDEJAS-MEDLEY

2018061490
GUILFORD COUNTY, NC
 JEFF L. THIGPEN
 REGISTER OF DEEDS

NC FEE \$28.00
 STATE OF NC
 REAL ESTATE
 EXTX \$239.00

TRUSTEE'S DEED

NORTH CAROLINA

Prepared by: Hutchens Law Firm

Return To: Upturn Investments, Inc.
200-C Century Blvd, Kernersville, NC 27284

FORSYTH COUNTY

Firm Case No: 1253496 (FC.FAY)

REVENUE: \$239.00

TAX ID: 6822-15-4415.000

Not the primary residence of the Grantor herein

THIS TRUSTEE'S DEED, made this 20th day of November, 2018, 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 Upturn Investments, Inc., 200-C Century Blvd, Kernersville, NC 27284, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 15th day of December, 2004; Joanne Howard Bordeaux, executed and delivered to Trste, Inc., Trustee, a certain Deed of Trust, which is recorded in Book RE 2530, Page 2910, 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 3421, Page 1168, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 18 SP 1126, 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 24th day of October, 2018, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described. Pursuant to upset bid, Upturn Investments, Inc. became the last and highest bidder for the sum of One Hundred Nineteen Thousand Seventy Dollars and 00/100 (\$119,070.00); 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 Nineteen Thousand Seventy Dollars and 00/100 (\$119,070.00), 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 Upturn Investments, Inc., 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:

All that certain property situated in the City of Winston-Salem in the County of Forsyth and State of North Carolina and being described in a deed dated 11/04/1997 and recorded 11/12/1997 in Book 1972 Page 3136

submitted electronically by "Law Office of Richard R. Foust"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Guilford County Register of Deeds.

among the land records of the County and State set forth above and reference as follows: Lot 46, Farmbrook Subdivision, Plat Book 38, Page 113. Together with improvements located thereon; said property being located at 4821 Seminole Court, Winston Salem, North Carolina.

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 Upturn Investments, Inc., 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.C. Miller*
L.C. Miller *Vice* 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.C. Miller* *Vice* President.

Date: November 20, 2018

Pamela L. Reed
Official Notary Signature

Pamela L. Reed Notary Public
Notary Public printed typed name

My Commission Expires: May 15, 2020

Official Seal

