



**2013026791 00179**  
 FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
**06-11-2013 03:34:53 PM**

C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3128**  
**PG: 1784-1786**

## NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ Exempt

Recording Time, Book and Page

Tax Map No.

*Calaway Bx 24*

Parcel Identifier No. 6814-90-8079-00

Mail after recording to:

This instrument was prepared by: Ronda G. Moore, a North Carolina licensed attorney

**WITHOUT THE BENEFIT OF A TITLE EXAMINATION – NO OPINION ON TITLE IS MADE OR  
 PROFFERED BY THE PREPARATION OF THIS DOCUMENT**

THIS DEED made this 5 day of June, 2013 by and between

### GRANTOR

NORTH CAROLINA HOUSING FINANCE AGENCY,  
 a public agency and instrumentality of the State of North Carolina  
 P.O. Box 28066  
 Raleigh, North Carolina 27611-8066

### GRANTEE

O & E Real Estate Holdings, LLC  
 a Florida limited liability company

**Mailing Address:**

4771 Kennington Terrace  
Winston-Salem, NC 27103

**Property Address:**

434 Ivy Glen Drive  
Winston-Salem, NC 27127

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

Those certain premises comprising a portion of Ivy Glen Condominiums, said Condominiums having been established under Chapter 47C of the North Carolina General Statutes (North Carolina Condominium Act), the Declaration of Condominium dated July 18, 2000, and recorded July 20, 2000, in Book 2126, Page 1611, and the Master Declaration of Covenants, Conditions and Restrictions for Ivy Glen dated July 18, 2000, and recorded July 20, 2000, in Book 2126, Page 1584 (Building #1); as amended by the Supplement to Declaration of Covenants, Conditions and Restrictions for Ivy Glen and Amendment to Declaration of Condominium for Ivy Glen dated August 25, 2000, and recorded in Book 2132, Page 3375 (Building #2); as amended by the Supplement to Declaration of Covenants, Conditions and Restrictions for Ivy Glen and Amendment to Declaration of Condominium for Ivy Glen dated August 30, 2000, and recorded in Book 2137, Page 4221 (Building #3); and as amended by the Supplement to Declaration of Covenants, Conditions and Restrictions for Ivy Glen and Amendment to Declaration of Condominium for Ivy Glen dated April 3, 2001, and recorded in Book 2175, Page 2970 (Building #4); all in the Office of the Register of Deeds of Forsyth County, North Carolina (the "Declaration"), the premises hereby conveyed being more particularly described as follows:

1. Unit No. 434 in Building #4, Phase I, Map 4 of Ivy Glen Condominiums (the "Unit"), as described in the Declaration and as shown on the Plan of Condominium which is recorded in Condominium Plat Book 5, Pages 125-126 of the Forsyth County Registry; and

2. Unit's Allocated Interest in all Common Elements of the Condominium, including the buildings and the improvements on the land described in the Declaration and as shown on the Plan of Condominium for Building #1, Phase I, Map I, recorded in Condominium Plat Book 5, Pages 95-97; as shown on the Plan of Condominium for Building #2, Phase I, Map 2, recorded in Condominium Plat Book 5, Pages 98-99; as shown on the Plan of Condominium for Building #3, Phase I, Map 3, recorded in Condominium Plat Book 5, Page 104-105; and as shown on the Plan of Condominium for Building #4, Phase I, Map 4, recorded in Condominium Plat Book 5, Pages 125-126; all in the Forsyth County Registry.

Together with the right of ingress to and egress from said property and the right to use, for all purposes, in common with the Grantor, its successors and assigns, and all other occupants from time to time, any and all portions of Ivy Glen Condominiums designated by the Declaration as "Common Elements."

The property hereinabove described or as set forth in Exhibit A hereto was acquired by Grantor by instrument recorded in Book 3108, Page 1043.

All or a portion of the property herein conveyed does not include the primary residence of Grantor.

A map showing the above described property is recorded in Condominium Plat Book 5, Page 125-126.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the valid lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and existing restrictions, reservations, covenants, conditions, rights of ways and easements properly of record and which burden and benefit the property at or prior to the date of Grantor's execution of this Deed, if any, and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

North Carolina Housing Finance Agency,  
A public agency and instrumentality of the State  
of North Carolina

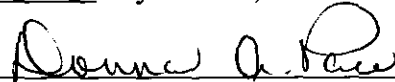
 (SEAL)  
A. Robert Kucab, Executive Director

NORTH CAROLINA  
WAKE COUNTY

I, the undersigned Notary Public of the County and State aforesaid, certify that A. Robert Kucab personally appeared before me this day and acknowledged that he is the Executive Director of the North Carolina Housing Finance Agency, a public agency and instrumentality of the State, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal, this the 5 day of June, 2013.

My Commission Expires: 7-15-2014

  
Notary Public

Print Notary Name: Donna A. Pace

