


2009030567 00029

 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$70.00

 PRESENTED & RECORDED:
 07-10-2009 10:06:00 AM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: E NAVARRO
 DPTY

BK: RE 2901
PG: 2190-2191

Excise Tax \$

Recording Time, Book and Page

 Tax Lot No.: _____ Parcel Identifier No.: 5167C505
 Verified by: _____ County on the _____ day of _____
 By: _____

 Mail after recording to N & N Properties, of the Triad, Inc. **#153**

 This instrument was prepared by: Brock & Scott, PLLC

Brief description for the Index

Lot 505 of R. Don Cain Phase Seven, Section Three

NORTH CAROLINA SPECIAL WARRANTY DEED

 THIS DEED made this 28th day of January, 2009, by and between

Grantor	Grantee
Self Help Venture Funds	N & N Properties, of the Triad, Inc.
	Mailing Address: <u>PO Box 115</u> <u>RURAL HALL, NC 27045</u> Property Address: 7014 Cain Forest Court Walkertown, NC 27051
Enter in appropriate block for each party; name, address, and, if appropriate, character of entity, e.g. corporation or partnership.	

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 into the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Walkertown, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 505 of R. Don Cain Phase Seven, Section Three, as shown on that certain plat recorded in Plat Book 42, Page 101, of the Forsyth County Register of Deeds Office, Reference to which is made for a more particular description.

Prior Grantor(s): CHARLES MCCORMICK

Property Address: 7014 Cain Forest Court, Walkertown, NC 27051

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 2832, Page 2544, Forsyth County Public Register of Deeds.

A map showing the above described property is recorded in Map Book 42, Page 101.

TO HAVE AND TO HOLD the aforesaid lot or parcel or 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 Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements, conditions, restrictions of record, and the 2009 Ad Valorem property taxes, a lien but not yet due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Self Help Venture Funds by First American REO Servicing, as Attorney-In-Fact.

By: Jan Glentzer
Asst. Secretary ~~Vice President.~~

STATE OF Colorado,

COUNTY OF Denver.

I certify that the following person personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Jan Glentzer (name of signer) as Authorized Agent for First American REO Servicing as Attorney in Fact for Self Help Venture Funds by First American REO Servicing, Attorney in Fact. POA REC'D BK 2676, pg 2442

Witness my hand and notarial seal, this 29 day of January, 2009.

Notary Public
Name: Diane C. Jones

My Commission Expires: 10/17/2012

This notary acknowledgement made pursuant to new NCGS § 10B-40, §10B-41, § 47-37.1(b). Effective December 1, 2005.
(Affix Notarial Seal/Stamp)

