


2012051997 00191

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

\$24.00
PRESENTED & RECORDED:

11-21-2012 02:38:44 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: PATSY RUTH DAVIS

DPTY
BK: RE 3092
PG: 1768-1770

NORTH CAROLINA SPECIAL WARRANTY DEED

Deed Stamps: \$

Tax ID # 6825-93-4124.00

 Mail after recording to: ~~Grantee~~ *William Nelson Box 38*

This instrument was prepared by: Elizabeth M. Repetti (No title search performed)

Brief description for the index:

THIS DEED made this the 20th day of November, 2012; by and between:

GRANTOR

 Piedmont Federal Savings Bank
 P.O. Box 215
 Winston-Salem, NC 27102-0215

GRANTEE

 Equity Trust Company
 Custodian FBO Z097756 IRA
 2105 Hollinswood Ct.
 Winston-Salem, NC 27103

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:

Being known and designated as lot 69 on the Plat of Wachovia Highlands recorded in Plat book 8, page 78 in the office of the Register of Deeds of Forsyth County, North Carolina. Also being known and designated as block 0604 lot 069, Forsyth County Tax Maps.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3085, at Page 3069.

The property herein conveyed does not include the primary residence of a Grantor.

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 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: **Ad valorem taxes for the current year and subsequent years; easements, rights-of-way, and restrictions of record; prescriptive rights, if any; any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations; and any conditions that would be revealed by a physical inspection and survey.**

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer as of, the day and year first above written.

This the 20 day of NOVEMBER, 2012.

Piedmont Federal Savings Bank

By: _____

VICE

President

Forsyth County, North Carolina

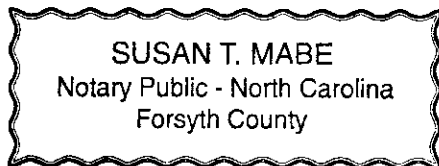
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Robert Martin, as Vice President, Piedmont Federal Savings Bank.

Date: November 20, 2012

Susan T. Mabe

Official Signature of Notary

(Official Seal)



Susan T. Mabe

Notary's printed or typed name, Notary Public

My commission expires: June 14, 2016