

2014019436 00054
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$102.00
PRESENTED & RECORDED
06/03/2014 11:30:33 AM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
DPTY
BK: RE 3181
PG: 2960 - 2962

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$102.00
Parcel Identifier No. 6856-69-8914.00

Mail/Box to: ETC Custodian FBO Z143586 IRA, 1778 Dulatown Road, Lenoir, NC 28645

Instrument prepared by: *Brady & Kosofsky, PA, 3065B Senna Drive; Matthews, NC 28105*
This instrument was prepared by Robert Bradley Jones licensed NC Attorney. Delinquent taxes, if any will be paid by the closing attorney from the closing proceeds as shown on the settlement statement.
No title examination or statutory lien search, pursuant to Chapter 44A of the North Carolina General Statutes, was performed and no opinion as to these matters is expressed.

Brief Description for the Index: **LOT NO.7, SLEEPY HOLLOW**

THIS DEED made this 23 day of May, 2014 by and between

GRANTOR	GRANTEE
<i>The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee, Pooling and Servicing Agreement Dated as of June 1, 2006 Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP3</i> <i>Mailing Address:</i> <i>c/o Ocwen Loan Servicing, LLC</i> <i>1661 Worthington Rd. Suite 100</i> <i>West Palm Beach, FL 33409</i>	<i>ETC Custodian FBO Z143586 IRA, owner of 85% undivided Interest and Marie T. Phillips, owner of 15% undivided interest, married.</i> <i>Property Address:</i> <i>4625 Stanley Court</i> <i>Winston Salem, NC 27101</i> <i>Mailing Address:</i> <i>1776 Dulatown Road</i> <i>Lenior, NC 28645</i>

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 the City of **Winston Salem, Forsyth** County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded Book **RE 3162**, Page **4424**.

A map showing the above described property is recorded in Plat Book **27**,Page **29**.

All or a portion of the property herein conveyed DOES NOT include 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 title against the lawful claims of all persons claiming by under or through Grantor, other than the following exceptions:

ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, AD VALOREM TAXES FOR THE CURRENT YEAR WHICH MAY NOT BE DUE AND PAYABLE.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Title Insurance Company:

The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee, Pooling and Servicing Agreement Dated as of June 1, 2006 Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP3, by its attorney in fact Ocwen Loan Servicing, LLC

PK 5/23/14

By Kerry Born
Title: Contract Management Coordinator

STATE OF FLORIDA COUNTY OF PALM BEACH

I, Guirlene Dolcine do hereby certify that Kerry Born personally came before me this day and acknowledged that he/she is Contract Management Coordinator (Title) of Ocwen Loan Servicing, LLC, a LLC and being authorized to do so, executed the foregoing on behalf of the LLC, as attorney-in-fact for **The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee, Pooling and Servicing Agreement Dated as of June 1, 2006 Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP3** and being by me duly sworn, says that he/she executed the foregoing and annexed instrument for and in behalf of Ocwen Loan Servicing, LLC as attorney-in-fact for **The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee, Pooling and Servicing Agreement Dated as of June 1, 2006 Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP3**, and that the authority of Ocwen Loan Servicing, LLC by and through its signors above-stated, acknowledged the due execution of the foregoing and annexed instrument.

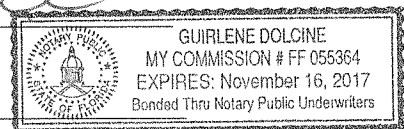
WITNESS my hand and official seal this 23 day of May, 2014.

Date: 5/23/14

SEAL

Notary Public

My Commission Expires:



"Exhibit A"

BEING KNOWN AND DESIGNATED LOT NO.7, SLEEPY HOLLOW RECORDED IN PLAT BOOK 27, PAGE 29, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. Any and all improvements thereon.

Said property is commonly known as 4625 Stanley Court, Winston Salem, NC 27101.

Pursuant to a Power of Attorney recorded in Book 29219, Page 290 of the Mecklenburg County Register of Deeds office.