

2015005108 00161FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$89.00**

PRESENTED & RECORDED

02/13/2015 04:08:25 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3217**PG: 68 - 70**

Excise Tax: \$89.00

Tax ID#: 6813-91-6450.00

Brief ID: Lot 26, Kennison Village, PB45/P185

Mail after recording to: McDonnell & Associates, PA 2442 Devine Street, Columbia, SC 29205

This instrument was prepared by: This instrument was prepared by: Chester Lee Jenkins, NC Associate Attorney, McDonnell & Associates, PA. Any delinquent taxes to be paid by closing attorney upon disbursement of closing proceeds to the county tax collector.

NC-41019465**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED, by and between

GRANTOR	GRANTEE
Wells Fargo Bank, N.A. as Trustee for Banc of America Alternative Loan Trust 2005-10	QAH Group LLC
Address: c/o Nationstar Mortgage, LLC 350 Highland Drive, Lewisville, TX 75067	Address: 3524 Yadkinville Road, Winston Salem, NC 27106

Notice per NCGS §105-317-2: The property does not include the primary residence of Grantor.

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 valuable consideration (\$44,500.00) paid by the Grantee, the receipt 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:

220-NC-V2

Submitted electronically by "McDonnell & Associates"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Being known and designated as Lot 26, as shown on the Map of Kennison Village, as recorded in Plat Book 45, Page 185, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel ID: 6813-91-6450.00

Commonly known as: 4164 Kennison Village Drive, Winston Salem, NC 27127

The property hereinabove described was acquired by the Grantor by instrument recorded in **Book 3196 at Page 1361, Forsyth County Public Register of Deeds.**

A map showing the above described property is recorded in **Plat Book 45, Page 185.**

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: Subject to easements, restrictions and rights of way of record.

This instrument is being executed under the authority granted by a Power of Attorney and recorded as Book _____ at Page _____, in the Office of the Recorder of _____ County, North Carolina.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized office by authority of its Board of Directors, on this 29, day of Jan, 2015

Wells Fargo Bank, N.A. as Trustee for Banc of America Alternative Loan Trust 2005-10

BY: Nationstar Mortgage, LLC as attorney in fact

Signers Name: Raymond D. Ritter

Signers Title: Asst. Sec

STATE OF Texas, Denton COUNTY

I, Patricia McCutchen, a Notary Public for said County and State, do hereby certify that Raymond D. Ritter, Title Asst. Sec, for **Nationstar Mortgage, LLC** as Attorney in Fact for **Wells Fargo Bank, N.A. as Trustee for Banc of America Alternative Loan Trust 2005-10** appeared before me this day and acknowledged that he/she signed the foregoing instrument on the day and year within mentioned for and on behalf of **Nationstar Mortgage, LLC**: Witness my hand and official stamp or seal, this the 29 day of Jan, 2015

My Commission Expires: 11-5-18

Notary Public: [Signature]

Print Notary Name: Patricia McCutchen

