2020035888 00252 FORSYTH CO. NC FEE \$26.00 GOVERNMENT

PRESENTED & RECORDED 08/17/2020 04:25:18 PM LYNNE JOHNSON REGISTER OF DEEDS BY: OLIVIA DOYLE ASST BK: RE 3545 PG: 1842 - 1844

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: EXEMPT (No title search performed or title opinion given in connection with the preparation of this deed)

Parcel Identifier No. 6825-73-1072 Verified by Forsyth County on the _____ day of _____

 Mail/Box to:
 GRANTEE'S MAILING ADDRESS (AS SHOWN BELOW)
 (ANC19-69346.02)

 This Instrument Prepared By:
 Sarah E. Banks, a licensed North Carolina Attorney, Albertelli Law Partners North Carolina,

 P.A.
 205 Regency Executive Park Dr.#100, Charlotte, NC 28217

 Brief description:
 402 Corona Street, Winston Salem, NC 27103 BRIEF LEGAL: Lot 110, 111, Crafton Heights, Forsyth

County, North Carolina

THIS DEED made this 13 day of 4.9, , JOHD, by and between	
GRANTOR	GRANTEE
Fannie Mae a/k/a Federal National Mortgage Association	Andrew Yablon and Danitzia Pavlovich
Mailing Address: PO Box 650043 Dallas TX 75265-0043	Mailing Address: 209 Woodrow Avenue High Point, NC 27262
Return to Grantee	

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:

See attached Exhibit "A"

Property Address: 402 Corona Street, Winston Salem, NC 27103

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3479, Page 633.

This property IS NOT THE PRIMARY RESIDENCE OF THE 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, other than the following exceptions:

Easements and Restrictions of record as may appear Ad Valorem taxes for the current year Book 3545 Page 1843

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

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION By and Through //s Attorney-in-Fact, Albertelli Law		
Name: Matthew Verducci		
Title: AVITAGE SLOWER		
State of hallon	· · · · · · · · · · · · · · · · · · ·	
County of HUGA Noval		
<u>Matthew Verducci</u> , as authorized a/k/a Federal National Mortgage Association by P Office of the Register of Deeds for Pender County, produced a Driver's License as identification.	before me this <u>I</u> day of <u>AUG</u> , <u>AUG</u> by d signatory for Albertelli Law as attorney-in-fact for Fannie Mae OA and Corp Res. recorded in Deed Book 4708, Page 248-250 in the on Behalf of the company. S/he is personally known to me or has	
Witness my hand and official seal, this _B day of _	August 2000	
SUNA	(Seal)	
Notary Public MyCommissions Expires	Notary Public State of Florida Tiffany Morefield My Commission GG 350381 Expires 07/01/2023	

Special Warranty Deed_FNMA_ALAW_NC

Exhibit "A"

BEING KNOWN AND DESIGNATED AS LOT 110 AND 111 AS SHOWN ON THE MAP OF CRAFTON HEIGHTS, SAME BEING RECORDED IN PLAT BOOK 2 AT PAGE 36 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TAX ID #6825-73-1072

Property Address: 402 Corona Street, Winston Salem, NC 27103