



2017008093 00146

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$264.00

PRESENTED & RECORDED:
03-02-2017 02:52:12 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3334
PG: 4322-4323

SPECIAL WARRANTY DEED

Mail to:

Jennifer Freeman Boles and Brian Harry Boles
2669 Ninfield Drive
Winston-Salem, NC 27103

Envelope

Drawn by:

SHAPIRO & INGLE
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216

If the initials of any Grantor or agent appear, the property includes the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2): _____

Tax ID#: 6803-14-9988.00

REVENUE STAMPS \$264.00

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

THIS INDENTURE Made this 2nd day of February, 2017, between V Mortgage REO 2, LLC, hereinafter GRANTOR, whose address is 55 Beattie Place, Suite 110, Greenville NC29601 and Jennifer Freeman Boles and Brian Harry Boles, hereafter GRANTEE, whose address is 2669 Ninfield Drive, 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 28, As shown on the Final Plat of Chatfield, Section 2, as recorded in Plat Book 48, Page 61, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which is hereby made for a more particular description.

Property Address: 2669 Ninfield Dr, Winston Salem, NC 27103

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And the Grantor covenants with the Grantee, the 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 and to none other.

This instrument is being executed under the authority granted by a Power of Attorney and recorded in the Office of the Register of Deeds, County of Mecklenburg, State of North Carolina, on the 13th day of May, 2016 Book 30818, Page 870.

V Mortgage REO 2, LLC, by and through its attorney in fact
New Penn Financial, LLC d/b/a Shellpoint Mortgage
Servicing

By: [Signature]
Name: Shawn Garrison
Title: Attorney in Fact

ACKNOWLEDGMENT

STATE OF SC §
COUNTY OF Greenville §

I, the undersigned Notary Public of the County and State aforesaid, certify that Shawn Garrison personally appeared before me this day and acknowledged that he/she is the ALP of Shellpoint, a North Carolina or Delaware corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Furthermore, I acknowledge that this instrument is being executed under the authority granted by a Power of Attorney and recorded in the Office of the Register of Deeds, County of Mecklenburg, State of North Carolina, on the 13th day of May, 2016 Book 30818, Page 870.

WITNESS my hand and official seal on 2 day of February, 20 17.

[Signature]
Notary Public
My Commission Expires: 7/20/26

Property Address: 2669 Ninfield Dr, Winston Salem, NC 27103

12-030079

