

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 Aug., 2020, 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 yearsubmitted electronically by "Iddings & Thacker, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 its Attorney-in-Fact, Albertelli Law

By: [Signature] (Signature)

Name: Matthew Verducci

Title: Authorized Signer

State of FLAIDA

County of HUSBAND

The foregoing instrument was acknowledged before me this 13 day of Aug., 2020 by Matthew Verducci, as authorized signatory for Albertelli Law as attorney-in-fact for Fannie Mae a/k/a Federal National Mortgage Association by POA and Corp Res. recorded in Deed Book 4708, Page 248-250 in the Office of the Register of Deeds for Pender County, on Behalf of the company. S/he is personally known to me or has produced a Driver's License as identification.

Witness my hand and official seal, this 13 day of August, 2020

[Signature] (Seal)

Notary Public

My Commissions Expires

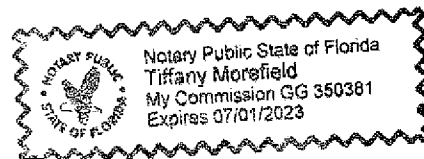


Exhibit "A"

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