

FORSYTH CO, NC 2 FEE: \$ 10.00
 PRESENTED & RECORDED: 12/15/2000 08:06AM
 DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE

STATE OF NC REAL ESTATE EXT: \$ 160.00
 BK2146 P3929 - P3930

Grantee's Address:

Mail to:

Drawn by:

Shapiro & Ingle, L.L.P.
 301 S. McDowell Street, Suite 408
 Charlotte, NC 28204-2622

Tax ID#:

STATE OF UTAH
 COUNTY OF SALT LAKE

SPECIAL WARRANTY DEED

THIS INDENTURE Made this 5th day of October, 2000, between ContiMortgage Corporation, hereinafter GRANTOR, and Denoris A. Perry, hereafter 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:

BEGINNING at a point in the Western right-of-way of Tise Avenue, said beginning point lying North 00 degrees 32' 04" West 14.39 feet from a point alleged to be a corner of Lot 477 in Tax Block 1524 on Forsyth County Tax Maps, and said beginning point also lying South 00 degrees 32' 04" East 301.21 feet from the Northeast corner of Lot 480 in Tax Block 1524, Forsyth County Tax Maps which is the Northeast corner of lot 480 on the Map of MONTVIEW, a plat of which is recorded in Plat Book 1, page 106, Forsyth County Registry; and from said beginning point running North 86 degrees 44' 35" West 18.83 feet to an iron, and continuing with the South line of Lot 478 and North line of Lot 477, North 86 degrees 44' 35" West 210.27 feet to an iron, the Southeast corner of Lot 438, Plat of Montview; running thence North 03 degrees 04' 14" East 300.11 feet to an iron; thence South 86 degrees 52' 01" East 210.16 feet to an iron in the Western right-of-way line of Tise Avenue; and running thence with said right-of-way line of Tise Avenue South 00 degrees 32' 04" East 301.21 feet to the point and place of BEGINNING. Containing 1.5207 Acres, and being Lots 478, 479 and 480 as shown on the Plat of the Ogburn Realty Co. Property known as MONTVIEW and recorded in Plat Book 1, page 106; and the Southwest portion of the Map showing Property of Estate of R.L. Cox - No. 2 recorded in Plat Book 11, page 4, Forsyth County Registry; and being according to a survey prepared for Jackie V. Anderson and wife, Donna B. Anderson, dated 9/17/92, as Drawing No. 92481, by Thomas A. Riccio & Associates, R.L.S. No. L-2815.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

RECORDER'S MEMO
 Record of Poor Quality Due
 to Condition of Original

ContiMortgage Corporation by Fairbanks Capital Corporation as AIF

By: [Signature]

President

KIM A. STEVENSON, VICE-PRESIDENT

STATE OF _____)
 COUNTY OF _____) SS.

I, _____, a Notary Public of the County and State aforementioned, certify that _____ personally came before me this day and acknowledged that he/she is _____ President of ContiMortgage Corporation, a corporation, and that he/she as _____ President, being authorized to do so, executed the foregoing on behalf of the corporation. WITNESS my hand and official stamp

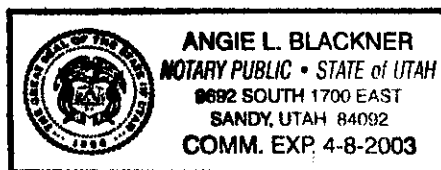
State of Utah) SS.
 County of Salt Lake)

On this 5th day of October, 2000, before me, the undersigned Notary Public, personally appeared *Kim A. Stevenson personally known to me to be the Vice - President of Fairbanks Capital Corporation and being by me duly sworn and known to me to be the person who executed the within instrument on behalf of said Fairbanks Capital Corporation, a corporation that executed and whose name is subscribed to the within instrument as the attorney-in-fact for ContiMortgage Corporation, and acknowledged to me that he/she subscribed the name of ContiMortgage Corporation thereto as principal and the name of Fairbanks Capital Corp. as attorney-in-fact for said ContiMortgage Corporation. and that said Corporation executed the same as such attorney in fact and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds, County of FURMAN, State of North Carolina, on the 5th day of April, 2000, in Book 2796, Page 925.

* **KIM A. STEVENSON, VICE-PRESIDENT**
 WITNESS my hand and official seal.

Angie L. Blackner
 Notary Public

My Commission Expires: 4-8-2003



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Angie L. Blackner NP(s)

is/are certified to be correct at the date of recording shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: P. Bales Deputy/Asst

RECORDER'S MEMO
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