

FORSYTH CO, NC **349** FEE: \$ 17.00
PRESENTED & RECORDED: 04/26/2002 5:02PM
DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
STATE OF NC REAL ESTATE EXT: \$ **64.00**
BK 2249 P1978 - P1979

Excise Tax \$

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. **1507-103**
Verified by _____ County on the ____ day of _____, 2002
by _____

Mail after recording to **GRANTEE Box #1**

This instrument was prepared by Raymond A. Burke, 301 S. McDowell St., Suite 1204, Charlotte, NC 28204/ ECS

No Title Search

Brief Description for the index

NORTH CAROLINA SPECIAL WARRANTY DEEDTHIS DEED made April 15, 2002 by and between

GRANTOR

GRANTEE

Wells Fargo Bank Minnesota, N.A., as Trustee for Delta
Funding Home Equity Loan Trust 1999-1 by its
Attorney-in-Fact Ocwen Federal Bank, FSB

RANDY KEITH GRIFFIN
and wife
NORMA JEAN GRIFFIN

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 County of Forsyth, North Carolina and more particularly described as follows:

All that certain lot or parcel of land, lying and being in Forsyth County, State of North Carolina, and more particularly described as follows:

BEGINNING at an iron stake located in the northern right of way of McCreary Street, said iron stake located at the southeast corner of the property now or formerly owned by David Pressman, as described in Deed Book 1274, Page 560, Forsyth County Registry; running thence with Pressman's eastern line North 00 deg. 22' 41" East 299.99 feet to an iron stake; running thence South 89 deg. 28' 12" East 75.00 feet to an iron stake; running thence South 00 deg. 22' 41" West 299.99 feet to an existing stake located in the northern right of way of McCreary Street; running thence with said northern right of way North 89 deg. 28' 12" West 75 feet to an iron stake, the point and place of beginning, as shown on a survey by Kenneth Lee Foster dated September 10, 1994. Also being informally known as Tax Lot 103, Block 1194, Forsyth County Tax Maps. For prior reference see Deed Book 1194, Page 1742, Forsyth County Registry.

The property herein above described was acquired by Grantor by instrument recorded in Book 2220, Page 1703.

A map showing the above described property is recorded in Deed Book 1194, at Page 1742.

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 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 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:

All valid and enforceable easements, restrictions, and conditions of record and the lien of ad valorem tax for the current year which the Grantee agrees to assume and pay.

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

Wells Fargo Bank Minnesota, N.A., as Trustee for Delta
Funding Home Equity Loan Trust 1999-1
by Ocwen Federal Bank, FSB as Attorney-In-Fact

By: MARGERY ROTUNDO
(Corporate Name)
Vice President

By: OCWEN FEDERAL BANK FSB, It's Attorney in Fact

Ocwen Federal Bank, FSB

ATTEST

ANDREW C. KUREK
Assistant Secretary

Secretary (Corporate Seal)

Ocwen Federal Bank, FSB

By: OCWEN FEDERAL BANK FSB, It's Attorney in Fact

USE BLACK INK ONLY

(SEAL)

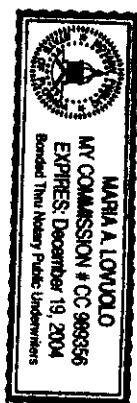
(SEAL)

(SEAL)

(SEAL)

SEAL-STAMP

USE BLACK INK ONLY



STATE OF Florida, Palm Beach County

I, MARIA A. LOVUOLO

A Notary of the County and state aforesaid,
do hereby certify that Andrew C. Kurek Assistant Secretary for Ocwen
Federal Bank, FSB, as Attorney-In-Fact for Wells Fargo Bank Minnesota N.A., as Trustee for
Delta Funding Home Equity Loan Trust 1999-1 personally appeared before me this day and
being, by me, duly sworn says that by authority duly given and as the act of Wells Fargo Bank
Minnesota N.A., as Trustee for Delta Funding Home Equity Loan Trust 1999-1 the
foregoing instrument was signed in its name by himself as the Vice President of Ocwen
Federal Bank, FSB, attested by Andrew C. Kurek as Assistant Secretary
and sealed with its Corporate Seal, as Attorney in Fact and that its authority to execute said
instrument is contained in an instrument duly executed, acknowledged, and recorded in the
Office of the Register of Deeds in the County of _____, State of North Carolina, on the
_____ Day of _____, 2002 in Book _____ at Page
_____, and that this said instrument was executed under and by virtue of the authority
given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, the 15th day of April, 2002.

My Commission Expires: Maria A. Lovuolo
Notary Public

Maria A. Lovuolo, NP

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

DICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Kane Soda Deputy Assistant-Register of Deeds.