


2004032593 00298


 FORSYTH CO, NC FEE \$20.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED:
 05-07-2004 04:33 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: TIMOTHY R WILLIAMS ASST
 BK:RE 2469
 PG:477-479

NO REVENUE STAMPS - GOVERNMENT EXEMPTION

DRAWN BY: Peter Chastain, & Associates, P.A., 3705-C West Market Street, Greensboro, NC 27403

MAIL TO: Peter Chastain & Associates, PA, 3705-C W. Market St., Greensboro, NC 27403

Property Address: 4892 McCracken Road, Kernersville, NC 27284

Tax Mailing Address: 5851 Regents Park Road, Kernersville, NC 27284

FHA Case No.: 381-595742

PCA File No.: 04-0573B

Tax ID #: 5348 015B

DEED FOR NORTH CAROLINA

THIS DEED, made this 27TH day of APRIL, 2004 by Secretary of Housing and Urban Development of Washington, D.C., party of the first part, to William Eaton and wife, Jeanne Eaton, party(ies) of the second part,

WITNESSETH: That the said party of the first part in consideration of TEN DOLLARS (\$10.00) amount and other considerations, to him paid by the said party(ies) of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party(ies) of the second part, and the heirs and assigns of said party(ies) of the second part, all that certain lot or parcel of land situated in the County of FORSYTH, State of North Carolina, more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

BEING the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said party(ies) of the second part and the heirs and assigns of said party(ies) forever.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

AND THE SAID PARTY of the first part doth covenant that he is seized of said premises in fee and has the right to convey same in fee simple; the he will WARRANT AND DEFEND the said title to the same against the claims of all persons claiming by, through and under him.

IN WITNESS WHEREOF the undersigned on this 29 day of April, 2004, has set his/her hand and seal as Attorney-In-Fact for the Secretary of Housing and Urban Development, under authority and by virtue of the Code of Federal Regulations, Title 24, Chapter II, Part 200, Subpart D.

**SECRETARY OF HOUSING
AND URBAN DEVELOPMENT**

By: *Firmin Boul* (SEAL)

Name: FIRMIN BOUL

Title: Authorized Agent and Attorney-In-Fact for the Secretary of Housing and Urban Development

STATE OF CALIFORNIA

COUNTY OF ORANGE

I, *Brenda Therese Wood* Notary Public for said County and State, do hereby certify that FIRMIN BOUL, authorized agent and attorney-in-fact for the Secretary of Housing & Urban Development, personally appeared before me this day, and being duly sworn, says that he/she executed the foregoing and annexed instrument for and in behalf of the Secretary of Housing and Urban Development, and that his/her 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 in the County of Forsyth, State of North Carolina on the 7th day of January, 2004, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

I do further certify that the above-named Authorized Agent and Attorney-In-Fact acknowledged the due execution of the forgoing and annexed instrument for the purposes therein expressed for and in behalf of the Secretary of Housing and Urban Development.

Witness my hand and official seal, this 29 day of Apr., 2004.

(OFFICIAL SEAL)

Brenda Therese Wood
NOTARY PUBLIC

My Commission Expires: 12-4-04

**PREPARED UNDER THE SUPERVISION OF PETER CHASTAIN & ASSOCIATES, P.A.
AS CLOSING AGENT FOR THE DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT**



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Brenda Therese Wood NP(s)
is certified to be correct at the date of recordation shown on the first page thereof,
Dickie C. Wood, Register of Deeds by: *[Signature]* Deputy/Asst.

EXHIBIT A

Lying and being in Kernersville Township, Forsyth County, North Carolina and beginning at an iron stake in Northwest margin of Railroad Avenue, the Southeast corner of Kerwin Missionary Baptist Church property and the Southwest corner of Lot 15 as shown on the hereafter mentioned map; thence with Church line North 14 degrees West 152.3 feet to an iron stake, Northeast corner of Church property in Era Robertson's line North 64 degrees East 70.0 feet to an iron stake in Robertson line, Thomas F. Loflin corner; thence with Loflin's line South 32 degrees 45 minutes East 152 feet to an iron stake in Northwest margin of Railroad Avenue, Loflin's corner; thence with Northwest margin of Railroad Avenue South 64 degrees West 120 feet to the beginning, containing .32 acres, more or less, and being part of Lots 15 and 16 in Kerwin Subdivision plat of which is recorded in Plat Book 4, Page 137, Forsyth County Registry, to which plat or map reference is hereby made for a more particular description of same.