

2004054846 00248

FORSYTH CO, NC FEE \$17.00  
STATE OF NC REAL ESTATE EXT

\$52.00

PRESENTED & RECORDED:

08-03-2004 03:58 PM

DICKIE C WOOD  
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK:RE 2493

PG:3402-3403

**SPECIAL WARRANTY DEED**

Grantee's Address: Carolyn Shelton 2435 Lake Forest Dr.  
905 Roosevelt Avenue Winston-Salem, NC 27106  
~~Winston-Salem, NC 27105~~

Mail to: Nifong Box 33

Drawn by: Shapiro & Ingle, L.L.P.  
8520 Cliff Cameron Drive  
Suite 300  
Charlotte, NC 28269

\$52.00

Tax ID#: 0976 011

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

THIS INDENTURE Made this 6th day of July, 2004, between National City Home Loan Services, Inc., hereinafter GRANTOR, and Carolyn Shelton, 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 an iron in the northern right-of-way line of Roosevelt Street, said iron being the southwest corner of Lot 12 as shown on Map of Boston Heights as recorded in Plat Book 8 at Page 9 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence from said beginning point along the northern right-of-way line of Roosevelt Street, North 88° 15' 00" West 50.00 feet to a nail, the southeast corner of Lot 10 as shown on the aforementioned plat; thence along the east line of the aforesaid Lot 10 North 01° 44' 34" East 144.31 feet to an iron; thence South 88° 15' 00" East 50.00 feet to an iron; thence South 01° 44' 34" West 144.31 feet to the point and place of BEGINNING. Being known and designated as Lot 11 as shown on Map of BOSTON HEIGHTS as recorded In Plat Book 8 at Page 9 in the Office of the Register of Deeds of Forsyth County, North Carolina, all according to survey of Thomas A. Riccio dated September 15, 2000.

Property Address: 905 Roosevelt Avenue, Winston Salem, NC 27105

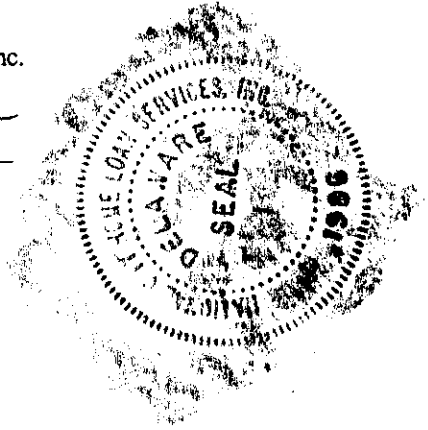
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

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.

National City Home Loan Services, Inc.

Eileen Papariella  
By: **Eileen Papariella, Asst VP**  
President



STATE OF Pennsylvania  
COUNTY OF Allegheny )SS.

Mary Fran Felion,  
I, **Closing Coordinator** Notary Public of the County and State aforementioned, certify that **Eileen Papariella, Asst VP** personally came before me this day and acknowledged that he/she is A. V. President of National City Home Loan Services, Inc., a corporation, and that he/she as AV President, being authorized to do so, executed the foregoing on behalf of the corporation. WITNESS my hand and official stamp or seal, this 6<sup>th</sup> day of July, 2004.

Mary Fran Felion  
Notary Public

My Commission Expires:  
(Affix Notarial Seal)

Notarial Seal  
Mary Fran Felion, Notary Public  
City Of Pittsburgh, Allegheny County  
My Commission Expires Dec. 24, 2005  
Member, Pennsylvania Association Of Notaries

RS-10038

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:  
Mary Fran Felion 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.