

2004061744 00369

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT

\$60.00

PRESENTED & RECORDED:

08-31-2004 03:55 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK:RE 2501

PG:1148-1150

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this August 30th, 2004 by and between

Grantor	Grantee
DEUTSCHE BANK TRUST COMPANY AMERICAS, FKA BANKERS TRUST COMPANY, AS TRUSTEE 9350 Waxie Way, San Diego, CA 92123	JULIETTE BALDWIN
Mail to: Juliette Baldwin, 132 Greene Haven Dr., Winston-Salem, NC 27107 Drawn By: GLG REO Closing Services, 24022 Gymkhana Rd. Ramona, Ca. 92065 Excise Tax \$68.00	

Tax Parcel No. 2667B132

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, State of North Carolina** and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Unit No. 132, as shown on a plat or plats entitled GREEN HAVEN CONDOMINIUMS, PHASE IV, recorded in Condominium and Unit Ownership Book 3 at pages 99 & 100, in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which is hereby made for a more particular description; and an undivided 2.272% fee simple interest in and to the common area shown on the referenced recorded plat.

TOGETHER with all rights and easements appurtenant to said unit as specifically enumerated in the "Declaration of Condominium" issued by G. L. G. Corporation, recorded in the Office of the Register of Deeds of Forsyth County in Book 1409, page 320, and amended in Book 1411, page 1276; and reinstated in Book 1465, page 535; Book 1490, page 882, and Book 1517, page 738, and pursuant thereto membership in Greene Haven Condominiums Homeowners Association, a North Carolina Non-Profit Corporation, recorded with the Declaration of Condominium as Exhibit "D".

TOGETHER with all rights of a seller in and to the limited common areas and facilities, if any, appurtenant to said unit; and

TOGETHER with a non-exclusive easement for ingress, egress and regress over Greene Haven Drive, a 30-foot wide roadway (which flares at the intersection of Teague Road) shown on the recorded plat above referred to.

SUBJECT to the said Declaration of Condominium, and the Exhibits annexed thereto, which are incorporated herein as if set forth in the entirety, and by way of illustration and not by way of limitation, provide for: (1) 2.272% as the percentage of undivided fee simple interest appertaining to the above unit in the common areas and facilities, which percentage may be reduced as provided therein; (2) Use and restriction of use for residential and lodging accommodations purposes, and other uses reasonable incidental thereto; (3) Property rights of Purchases as a unit owner, and any guests or invites of the Purchases, in and to the Common Area; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in said Declaration and By-Laws annexed thereto; (5) Limitations upon use of Common Area; (6) Obligations of Purchaser and the Association for maintenance; (7) Restrictions upon use of the unit ownership in real property conveyed hereby; and (8) Retention of interest in Green Haven Drive by Seller and Lender(s) for access to adjoining property.

Said property is commonly known as: 132 Greene Haven Dr; Winston-Salem, NC 27107

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2423, Page 2252-2253.

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 will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereafter stated:.

Title to the property hereinabove described is subject to the following exceptions: Easements, conditions, restrictions of record and the Ad Valorem property taxes for the current year.

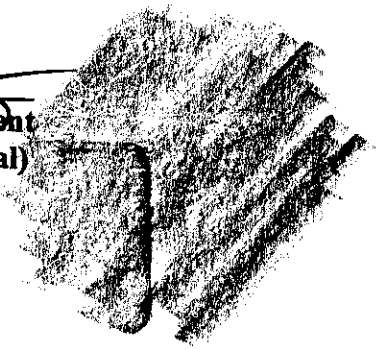
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, Caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

**DEUTSCHE BANK TRUST COMPANY AMERICAS,
FKA BANKERS TRUST COMPANY, AS TRUSTEE**

By: Residential Funding Corporation, it's Attorney in Fact, which Power of Attorney recorded 2/7/2003 in Book 2320, Page 3439-3441, in the Office of the Register of Deeds for Forsyth County, North Carolina

By: 
**Assistant Vice President
(Corporate Seal)**

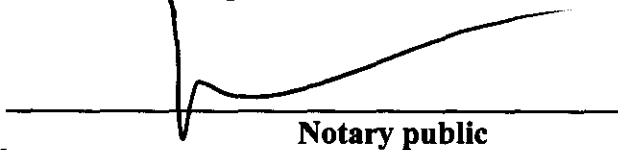
Sharmel Dawson-Tyau



State of California
County of San Diego

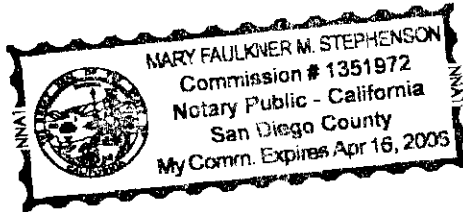
On this 30th day of August, 2004, before me, the undersigned Notary Public, personally appeared Sharmel Dawson-Tyau Assistant Vice President of RESIDENTIAL FUNDING CORPORATION, a Delaware Corporation, and being duly sworn and know to me to be the person who executed the within instrument on behalf of said RESIDENTIAL FUNDING CORPORATION, a Delaware Corporation, that executed and whose name is subscribed to the within instrument as the attorney-in-fact for DEUTSCHE BANK TRUST COMPANY AMERICAS, FKA BANKERS TRUST COMPANY, AS TRUSTEE, and acknowledged to me that he/she subscribed the name of DEUTSCHE BANK TRUST COMPANY AMERICAS, FKA BANKERS TRUST COMPANY, AS TRUSTEE, thereto as principal and the name of RESIDENTIAL FUNDING CORPORATION as attorney-in-fact for said DEUTSCHE BANK TRUST COMPANY AMERICAS, FKA BANKERS TRUST COMPANY, AS TRUSTEE and that said Company executed the same as 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 FORSYTH, State of North Carolina on the 7th day of February 2003, in Book 2320, Page 3439-3441.

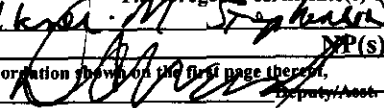
Witness my hand and notarial seal, this the 30th day of August, 2004.



Notary public

My commission expires: 4-16-05



STATE OF NC - FORSYTH CO The foregoing certificate(s) of:
Mary Faulkner M. Stephenson NP(s)
is certified to be correct at the date of recording shown on the first page thereof,
Dickie C. Wood, Register of Deeds by:  Deputy/Asst.