

2004065479 00193

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXTX**\$42.00**

PRESENTED & RECORDED:

09-17-2004 11:29 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK:RE 2505

PG:1253-1254

NORTH CAROLINA SPECIAL WARRANTY DEEDTHIS DEED made this September 3, 2004 by and between

Grantor	Grantee
DEUTSCHE BANK TRUST COMPANY AMERICAS, FKA BANKERS TRUST COMPANY, AS TRUSTEE 9350 Waxie Way, San Diego, CA 92123	RONALD BAILEY, Jr
Mailto: Willie M. Kennedy, Reg. of Deeds box 143 Drawn By: GLG REO Closing Services, 24022 Gymkhana Rd. Ramona, Ca. 92065 Excise Tax \$42.00	

Tax Parcel No. 02-36520

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:

BEGINNING at an iron, said point of Beginning located on northern boundary of First Street, also being the southeastern corner of Lot 8, Slater Heights, No. 1, Plat recorded in Plat Book 7, Page 102, Forsyth County Registry, said Beginning point located North 51° 59' 53" East 189.63 feet from the southeast corner of Lot 1, Slater Heights, Plat Book 7, Page 102; running thence from said point of Beginning, South 51° 41' 33" West 50 feet along a northern boundary of Belews Street (commonly known as First Street); thence running along a new line, North 31° 14' 30" West 70.23 feet to an iron pin; thence North 15° 50' 39" West 130.61 feet to a point in the south boundary of Scales Avenue; thence along Scales Avenue, South 85° 28' 51" East 22.00 feet to an existing iron pin; thence South 35° 23' 12" East 78.42 feet to an iron pin; thence South 26° 17' 10" East 99.30 feet to the point and place of Beginning, containing 0.188 acres in accordance with the boundary survey prepared for Jesse W. Stewart by Thomas A. Riccio and Associates, Registered Land Surveyor, dated June 17, 1988 and identified as drawing number 88-082.

Said property is commonly known as: **2229 East First Street, Winston-Salem, NC 27101**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2458, Page 0369.

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

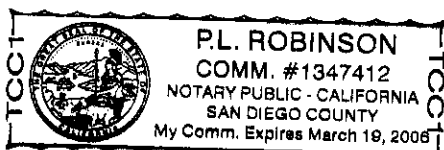
By: 
Sharmel Dawson-Tyau

Assistant Vice President
(Corporate Seal)

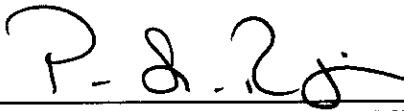
State of California
County of San Diego

On this 13th day of September, 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 13th day of September, 2004.



My commission expires: 3-19-08


Notary public

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:

is certified to be correct at the date of recording shown on the first page thereof. 
Dickie C. Wood, Register of Deeds by: