

2004068826 00413

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

\$80.00

PRESENTED & RECORDED:

09-30-2004 04:26 PM

DICKIE C WOOD
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2509

PG: 658-659

Excise Tax \$ 80.00

Tax Lot No. _____ Parcel Identifier No. **1220 002**
 Verified by _____ County on the _____ day of _____, 20
 by _____

Mail after recording to **GRANTEE** 110 Valleyoak Court, Clemmons, NC 27012
 This instrument was prepared by **Raymond A. Burke** 4731 Hedgemore Drive, Suite 200 Charlotte, NC 28209/ CNB
 No Title Search

Brief Description for the index

1606 Shady Mount Avenue

NORTH CAROLINA SPECIAL WARRANTY DEEDTHIS DEED made this **August 31, 2004**, by and between

GRANTOR

GRANTEE

GREEN TREE SERVICING, LLC**JEFF BAILEY AND CATHY BAILEY****1606 SHADY MOUNT AVENUE
WINSTON-SALEM, NC 27105**

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

Being known and designated as Lot Number 2 as shown on the Subdivision of Shady Mount School Lot, recorded in Plat Book 5, Page 61 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for amore particular description. Together with improvements located thereon; said property being located at 1606 Shady Mount Avenue, Winston-Salem, North Carolina.

The property herein above described was acquired by Grantor by instrument recorded in **Book 3329, Page 3330**.

A map showing the above described property is recorded in **Plat Book 5 at Page 61.**

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.

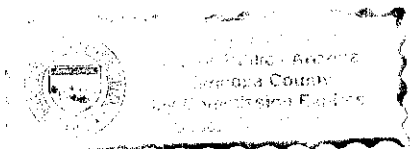
GREEN TREE SERVICING, LLC

USE
BLACK
INK
ONLY

[Signature]

By: GEORGE DUMLER

Manager



MARICOPA

STATE

OF

ARIZONA

COUNTY

OF

SEAL-
STAMP

USE
BLACK
INK
ONLY

I, BRADLEY S. JOHNSON, a Notary of the County and State aforesaid, do hereby certify that GEORGE DUMLER, personally came before me this day and acknowledged that he or she is **Manager** of **GREEN TREE SERVICING, LLC** and that he/she as **Manager**, being authorized to do so, executed the foregoing on behalf of the corporation.



Bradley S. Johnson
Notary Public - Arizona
Maricopa County
My Commission Expires
September 30, 2007

Witness my hand and official stamp or seal, the 31 day of AUG., 2004.

My Commission Expires

[Signature]

Notary Public

The foregoing Certificate(s) of

Bradley S. Johnson

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 [Signature] Deputy/Assistant-Register of Deeds.