

2005023513 00348

FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED:

04-15-2005 04:32 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2557

PG: 2000-2001

ENVELOPE

## SPECIAL WARRANTY DEED

Mail to:

Charles D. Chenault Jr. and Debra A. Chenault  
726 East Sprague Street  
Winston Salem, NC

Drawn by:

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

Tax ID#:

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

THIS INDENTURE Made this 1<sup>st</sup> day of April, 2005, between Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington DC 20420, hereinafter GRANTOR, and Charles D. Chenault Jr. and Debra B. Chenault, 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 stake in the southern right of way line of Sprague Street, said iron stake being the common corner of Lots 4 & 5 as shown on the Plat of Wachovia Development Company, Block 4, recorded in Plat Book 8, page 81, Forsyth County Registry; thence from said point of beginning and with the southern right of way line of Sprague Street South 87 degrees 14 minutes 10 seconds East 74.99 feet to a P.K. nail in the northwest corner of Harold W. Casey, Jr. and wife; thence with Casey's western line, South 03 degrees 4 minutes 50 seconds West 150.43 feet to an iron stake in the northern right of way line of a 15 foot unopened alley; thence North 86 degrees 50 minutes 26 seconds West 74.78 feet to an iron stake, the southeastern corner of Lot 4 as shown on the above referenced plat; thence with the common line of Lots 4 & 5, North 3 degrees 0 minutes 0 seconds East 149.91 feet to an iron stake in the southern right of way line of Sprague Street the point and place of beginning. Being all of Lot 5 and a western portion of Lot 6 as shown on the Plat of Wachovia Development Company, Block 4, as recorded in Plat Book 8, Page 81(2), in the Office of the Register of Deeds of Forsyth County, North Carolina, being Tax Lots 5 & 6A in Block 736 as presently shown on the Forsyth County Tax Maps, Said description in accordance with a survey made by William Franklin Tatum, RLS dated March 19, 1998 bearing job #S-8324. For further reference see Deed Book 1939, page 2480 of the Forsyth County Registry.

Property Address: 726 East Sprague Street, Winston Salem, NC

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.

Pursuant to provisions of 38 U.S.C. 3720 (a)(6) the Secretary of Veterans Affairs does not seek to exercise jurisdiction over the within described property.



Secretary of Veterans Affairs, an Officer of the United States of America

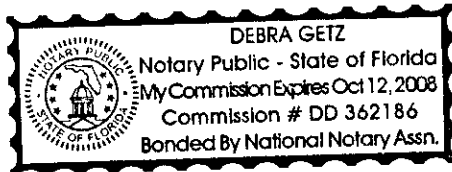
By: BARBARA J. DARLING  
Its: Senior Manager, VA REO  
Ocwen Federal Bank, FSB Pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f)

STATE OF Florida  
COUNTY OF ORANGE SS.

**BARBARA J. DARLING**  
Senior Manager, VA REO

On this date, before me personally appeared \_\_\_\_\_, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f), to me known to be the persons who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Florida aforesaid, this 1 day of April, 2008



Debra Getz  
Notary Public

My Commission Expires: 10/12/08  
(Affix Notarial Seal)

RS-11463  
8000321128

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

Debra Getz 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/Notary