

2006010614 00189

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

\$76.00

PRESENTED & RECORDED:

02-22-2006 03:15 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2640

PG: 2465-2466

SPECIAL WARRANTY DEED

REVENUE:

THIS INSTRUMENT PREPARED BY: H. TERRY HUTCHENS

RETURN TO: 150

TITLE NOT CERTIFIED - TITLE NOT EXAMINED BY PREPARER

NORTH CAROLINA

FORSYTH COUNTY

TAX PARCEL ID: 1221-102

THIS DEED made this 16 day of February, 2006, by and between AMERICAN HOME MORTGAGE SERVICING, INC., hereinafter called Grantor and STAFFORD PROPERTY MANAGEMENT, LLC whose mailing address is 4600 Regent Blvd suite 200 Irving, TX 76063, hereinafter called 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:

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:

All that parcel of land lying in Forsyth County, North Carolina, described as follows:

BEING Lot 8 and a part of Lot 7 on the west side of Gray Avenue in the Overbrook Development as shown on the plat of said property as recorded in Plat Book 1, Page 5A at the Register of Deed Office of Forsyth County, North Carolina. Together with improvements located thereon; said property being located at 1706 North Gray Avenue, Winston Salem, North Carolina.

BEING that parcel of land conveyed to William J. Stinson and wife, Lizzie Mae Stinson from P.H. Hanes and wife, Evelyn H. Hanes by that deed dated 06/24/1939 and recorded 07/06/1939 in Deed Book 452, at Page 239 of the Forsyth County, NC Public Registry.

BEING that parcel of land conveyed to W.J. Stinson and wife, Lizzie Stinson from P.H. Hanes and wife, Evelyn H. Hanes by that deed dated 06/13/1940 and recorded 06/14/1940 in Deed Book 468, at Page 140 of the Forsyth County, NC Public Registry.

BEING the same property devised to Lizzie Mae Stinson, wife, from the Personal Representative for the estate of William J. Stinson, Sr., date of death 01/04/1961, Estate Package/Probate Roll # E4490. final decree status Closed, all of which is recorded in the Forsyth County, NC Public Registry.

BEING the same property devised to William J. Stinson, Jr. and Steven L. Stinson, sons, from the Personal Representative for the estate of Lizzie Mae Stinson, date of death 06/06/1995, Estate Package/Probate Roll # 95E505, final decree status Closed, all of which is recorded in the Forsyth County, NC Public Registry.

BEING that parcel of land conveyed to William J. Stinson, Jr. from Steven L. Stinson, separated by that deed dated 06/04/1997 and recorded 06/04/1997 in Deed Book 1949, at Page 3971 of the Forsyth County, NC Public Registry.

Parcel ID: 1221-102

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or encumbrances of record against said property and any recorded releases.

The property hereinabove described was acquired by Grantor by instrument recorded in Book ~~2624~~, Page ~~4459~~, Forsyth County Registry, North Carolina.
2609 36

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 received and Grantor will warranty and defend the title against the lawful claims of all 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:

Subject to Restrictions, Easements and Rights of Way as may appear of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer the day and year first above written.

AMERICAN HOME MORTGAGE SERVICING, INC.

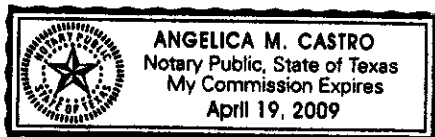
By: *Robert Hardman*
Vice President

STATE OF TEXAS

COUNTY OF Dallas

I, Angelica Castro, a Notary Public for said County and State, do hereby certify Robert Hardman, Vice President of AMERICAN HOME MORTGAGE SERVICING, INC., personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal this 14 day of February, 2006



Angelica M. Castro
Notary Public

My commission expires:
