

2006080339 00075

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

\$98.00

PRESENTED &amp; RECORDED:

12-27-2006 09:56 AM

DICKIE C WOOD  
REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2719

PG: 840-842

Excise Tax \$ \_\_\_\_\_

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. **1819-007**Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20  
by \_\_\_\_\_Mail after recording to **GRANTEE** *BOX 21*  
This instrument was prepared by **Raymond A. Burke /CB**

No Title Search

Brief Description for the index

1950 BUTLER STREET  
WINTSON-SALEM NC 27107**NORTH CAROLINA SPECIAL WARRANTY DEED**THIS DEED made this **December 13, 2006**, by and between

GRANTOR

**Wells Fargo Bank, National Association as  
Trustee for Certificateholders of Bear Stearns  
Asset Backed Securities Trust 2005-1, Asset  
Backed Certificates, Series 2005-1****by EMC MORTGAGE CORPORATION as  
Attorney-In-Fact**

FRANK E. CRATER

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:**SEE EXHIBIT A**

The property herein above described was acquired by Grantor by instrument recorded in **Book 2677 at Page 1912-1913**

A map showing the above described property is recorded in **Plat Book 4 at Page 130**

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.

**Wells Fargo Bank, National Association as  
Trustee for Certificateholders of Bear Stearns  
Asset Backed Securities Trust 2005-1, Asset  
Backed Certificates, Series 2005-1**

USE  
BLACK  
INK  
ONLY

by **EMC MORTGAGE CORPORATION** as  
Attorney-In-Fact

By: RHONDA ANDERSON  
Assistant Vice President, Title



STATE OF TEXAS COUNTY OF Dallas

SEAL -  
STAMP

USE  
BLACK  
INK  
ONLY

I, Claudia F. Graver, a Notary of the County and State aforesaid,  
do hereby certify that Rhonda Anderson  
Asst Vice President (title) of **EMC MORTGAGE CORPORATION** as Attorney-In-  
Fact for **Wells Fargo Bank, National Association as Trustee for  
Certificateholders of Bear Stearns Asset Backed Securities Trust 2005-1,  
Asset Backed Certificates, Series 2005-1**

personally appeared before me this day and being, by me, duly sworn says that by authority  
duly given and as the act of **EMC MORTGAGE CORPORATION** the foregoing instrument  
was signed in its name by him/herself as the Asst Vice President (title) of **EMC  
MORTGAGE CORPORATION** as Attorney-In-Fact for **Wells Fargo Bank, National  
Association as Trustee for Certificateholders of Bear Stearns Asset Backed  
Securities Trust 2005-1, Asset Backed Certificates, Series 2005-1**

and that its authority to execute said instrument is contained in an instrument duly executed,  
acknowledged, and recorded in the Office of the Register of Deeds in the County of

\_\_\_\_\_, State of North Carolina, on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2006, in Book \_\_\_\_\_ at Page

\_\_\_\_\_, and that this said instrument was executed under and by virtue of the  
authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

My Commission Expires 6-18-09  
Claudia F. Graver Notary Public



The foregoing Certificate(s) of \_\_\_\_\_

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.

\_\_\_\_\_, REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By \_\_\_\_\_ Deputy/Assistant-Register of Deeds.

**Exhibit "A"**

**Lying and being in the city of Winston Salem, Forsyth County, North Carolina and being known and designated as Lot Nos: 7 and 8 as shown on the map of Robert Clodfelter Property as recorded in Plat Book 4, Page 130 in the Office of the Register of Deeds of Forsyth County, North Carolina to which map reference is hereby made for a more particular description of said property.**

**The property hereinabove described was acquired by grantor by instrument recorded in Book 1156, Page 0816.**

**Property is commonly known as 1950 Butler Street, Winston Salem, NC**