

2007016529 00173

FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$60.00
 PRESENTED & RECORDED:
 03-23-2007 01:42 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: MARY D CALDWELL DPTY
BK:RE 2739
PG:822-823

ENVELOPE

Excise Tax \$60.00

Recording Time, Book and Page

Tax Lot No.: 100/101A/102B Parcel Identifier No.: 2228.100
 Verified by: FORSYTH County on the 23RD day of MARCH 2007

By: _____

Mail after recording to S.O.R. Properties, L.L.C. @ 309 Biscayne St; Winston-Salem, NC

This instrument was prepared by: Brock & Scott, PLLC 27104

Brief description for the Index

Metes and Bounds

NORTH CAROLINA SPECIAL WARRANTY DEED

Recording Attorney's Notation: signed 3/20/07
 THIS DEED made this 4th day of December, 2006, by and between

Grantor	Grantee
HSBC Bank USA, National Association, as Trustee for Home Equity Loan Trust Series ACE 2005-SD2	S.O.R. Properties, L.L.C.
	Mailing Address: 309 Biscayne Street Winston-Salem, NC 27104 Property Address: 1111 DON AVE 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 into the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake on the North side of Don Ave. being the southwest corner of lot 99 of the A.T. Cox Division #2; thence running with the North side of Don Ave., North 87 deg. 30' West 75.02 feet to an iron stake lying 15 feet East of the Southeast corner of lot 103; thence North 02 deg. 43' 28" East 167.34 feet to an iron stake lying 15 feet East of the northeast corner of Lot 103 in the South line of the A.T. Cox Development; thence with the South line of said A.T. Cox Development, South 87 deg. 26' 01" East 74.82 feet to an iron stake, being the northwest corner of lot 99; thence with the West line of lot 99, South 02 deg. 39' 27" West 167.26 feet to an iron stake, the place of BEGINNING, being lots 100, 101 and the East half of lot 102, of the A.T. Cox Sub-Division #2, plat of which is recorded in Plat Book 12, page 192 in the Office of the Register of Deeds of Forsyth County, N.C., reference to which plat is hereby

made for a more particular description.

Prior Grantor(s): Juan L. Davis
Property Address: 1111 DON AVE, Winston Salem, NC 27105

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 2653, Page 611, Forsyth County Public Register of Deeds.

A map showing the above described property is recorded in Map Book 12, Page 192.

TO HAVE AND TO HOLD the aforesaid lot or parcel or 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 warrant 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:

Easements, conditions, restrictions of record, and the 2007 Ad Valorem property taxes, a lien now due and payable.

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.

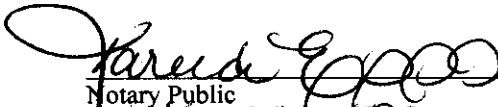
HSBC Bank USA, National Association, as Trustee for Home Equity Loan Trust Series ACE 2005-SD2 by Premiere Asset Services, as Attorney-In-Fact.

By: 
Loretta Klein Vice President
Assistant Vice President

STATE OF MD
COUNTY OF Carroll

I, a Notary Public of the County and State aforesaid, hereby certify that Loretta Klein, Vice President of **Premiere Asset Services**, said **Premiere Asset Services**, being Attorney-In-Fact for **HSBC Bank USA, National Association, as Trustee for Home Equity Loan Trust Series ACE 2005-SD2**, personally appeared before me this day and being first duly sworn says that **Premiere Asset Services** by and through its Vice President, _____, executed the foregoing and annexed instrument for and on behalf of **HSBC Bank USA, National Association, as Trustee for Home Equity Loan Trust Series ACE 2005-SD2**, and **Premiere Asset Services** has authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 2032, Page 1591, in the Office of the Register of Deeds for Forsyth County, North Carolina and that this instrument was duly executed under and by virtue of the authority given by said instrument granting it Power of Attorney; that she, acknowledged that (s)he is Vice President, of **Premiere Asset Services**, a corporation, that by authority duly given and as the act of **Premiere Asset Services** as Attorney-In-Fact for **HSBC Bank USA, National Association, as Trustee for Home Equity Loan Trust Series ACE 2005-SD2**, the foregoing instrument was duly executed for the purpose therein expressed by its Vice President, _____, for **Premiere Asset Services** (Attorney-In-Fact for **HSBC Bank USA, National Association, as Trustee for Home Equity Loan Trust Series ACE 2005-SD2**, for and in behalf of said corporation).

Witness my hand and notarial seal, this 20 day of March, 2007.


Notary Public
Name: KILLEDEE EPPS
My Commission Expires: 7 2010

