



This instrument was prepared by:
Linda N. Edelheit, Esquire
Portnoy & Greene, P.C.
687 Highland Avenue
Needham, MA 02494

2007072795 00142
FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXTX
\$31.00
PRESENTED & RECORDED:
12-24-2007 11:28 AM
KAREN GORDON
REGISTER OF DEEDS
BY: BETTY C CAMPBELL
DPT
BK: RE 2803
PG: 2201-2202

STATE OF NORTH CAROLINA

SPECIAL WARRANTY DEED

COUNTY OF FORSYTH

THIS DEED, made and entered into this 21st day of December, 2007, by and between **WASHINGTON MUTUAL BANK**, a federal association existing under the laws of the United States of America, party of the first part, to **M & G INVESTMENTS**, whose address is 1526 Cloverdale Avenue ;
Winston-Salem, NC 27104, party of the second part;

WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of **FIFTEEN THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$15,500.00)** and other good and valuable consideration, the receipt of which is hereby expressly acknowledged, does hereby give, grant, bargain, sell and convey unto the said parties of the second part, its successors and assigns, all of that certain lot or parcel of land, lying and being situate in Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AS 1608 E. 25th Street, Winston Salem, N.C., also identified as Tax Block 1200 and Tax Lot 042, and more specifically described as: Beginning at an iron stake in the south margin of Twenty-Fifth Street, 110 feet east of the southeast intersection of Twenty-fifth Street and Goldboro Street, and running thence east with Twenty-fifth Street 53.4 feet to an iron stake; thence in a southerly direction with the west line of lot 43, 150 feet to an iron stake in an alley, thence west with said alley 51 feet to an iron stake in the southeast corner of lot #41; thence in a northerly direction 150 feet to the beginning, the same being Lot No. 42, Map of Alexander Heights.

Said property is commonly known as 1608 E. Twenty Fifth Street, Winston Salem, NC 27105.

Title derived from Corrective Trustee's Deed recorded with the Forsyth County Register of Deeds on December 24, 2007, at Book 2803, Page 2199.

TO HAVE AND TO HOLD, said lot or parcel of land, with all of the privileges and appurtenances, thereto belonging, unto the said Party of the second part, in fee simple forever.

And the said Party of the First Part hereby covenants with the said Party of the Second Part, that it has done nothing to impair such title as it has received, and that it will warrant and defend the title against the lawful claims of all persons claiming by, under or through it.

IN TESTIMONY WHEREOF, Washington Mutual Bank has hereunto set its hand the day and year first written above.

Signed, acknowledged and delivered in the presence of:

WASHINGTON MUTUAL BANK

Umasa Touch
Witness Umasa Touch

Lorre L. Lettman
By: Lorre L. Lettman
Its: Officer

Emily Rabin
Witness EMILY RABIN

Print names below signatures

State of Florida)
) ss
County of Duval)

On this 21st day of December, 2007, before me appeared Lorre L. Lettman, to me personally known to be a duly authorized Officer of Washington Mutual Bank, a federal association, who executed the within instrument and tha said Lorre L. Lettman acknowledged said instrument to be the free act and deed of said Washington Mutual Bank, and that she signed such instrument by authority of the governing body of Washington Mutual Bank.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Stacy L. Miller
Notary Public
My commission expires:



STACY L. MILLER
MY COMMISSION # DD 621922
EXPIRES: January 21, 2011
Bonded Thru Budget Notary Services