

ENVELOPE

2008021499 00055
FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT
\$90.00
PRESENTED & RECORDED:
04-28-2008 10:09 AM
KAREN GORDON
REGISTER OF DEEDS
BY: E NAVARRO
DPTY
BK: RE 2827
PG: 4206-4208

Excise Tax \$ 90.00 Recording Time, Book and Page
Tax Lot No. 0968-050
Verified by County on the day of , 20
By
Lender's Asset No. 7010738792

Mail after recording to Sams & Cole, LLC.,
REO Department 5775 Glenridge Dr ,Bldg "D" #150
Atlanta, Georgia 30328
File # 9007-0037
Prepared by Sams & Cole, LLC., REO Department,

NORTH CAROLINA SPECIAL WARRANTY DEED

This deed made this 14 day of April, 2008, by and between

Grantor	Grantee
Bank of America, N.A.	Ernesto Lopez and wife Yesenia Olivares
	Mailing Address: 512 W. Sprague St Winston-Salem, NC 27127

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 Davidson County, North Carolina and more particularly described as follows:

See attached EXHIBIT "A".
Property Address: 513 W. Sprague Street
Winston Salem, NC 27127

By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed, this conveyance is made without warranty or representation, either express or implied, and is on an "as is" and "where is" basis.

The property hereinabove described was acquired by Grantor by instrument recorded in the Public Registry of ~~Davidson~~ County in Book 2801 Page 3225
Forsyth

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 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:

There is excepted from these warranties all such valid and enforceable easements, conditions and restrictions as may appear of record, and the lien of ad valorem taxes for the current year which the Grantee(s) hereby assume and agree to pay.

In witness whereof, the Grantor, by authority of its Board Of Directors, has caused this document to be executed in its corporate name by the duly authorized officer of Bank of America, its Attorney In Fact, the day and year first above written.

Bank of America, N.A.

By FIS Asset Management Solutions, Inc. F/K/A Fidelity National Asset Management Solutions, Inc
its Attorney-In-Fact,

By: _____
Its: _____
Pamela J. Crocker, Vice President

(Notary
Seal-Stamp)

State of CO County of Jefferson
I, a notary public of the County and State aforesaid, certify that
Pamela J. Crocker, Vice President personally came before me this day and being
by me duly sworn, acknowledged that (s)he is Vice President of FIS Asset
Management Solutions, Inc. F/K/A Fidelity National Asset Management Solutions, Inc,
Attorney-In-Fact for Bank of America, N.A., aforesaid and that (s)he executed the
foregoing instrument for and in behalf of Bank of America, N.A. by authority duly given
and as the act of , FIS Asset Management Solutions, Inc. F/K/A Fidelity National Asset
Management Solutions, Inc as Attorney-In-Fact. The authority for to act in its capacity
as Attorney-In-Fact is contained in that document recorded in the ~~Davidson~~ Forsyth County
Registry contemporaneously herewith. See Book 2827, Page ~~XXXXXX~~ 49

Witness my hand and official stamp or seal, this 14 day of April, 2009.

My commission expires: See Seal

Date

[Signature]

Notary Public

Signature

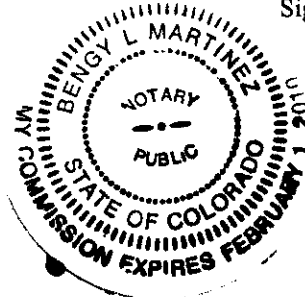


EXHIBIT A

**A TRACT OR PARCEL OF LAND IN THE COUNTY OF FORSYTH AND STATE OF
NORTH CAROLINA, IN WINSTON TOWNSHIP, AND BOUNDED AS FOLLOWS:**

**BEING KNOWN AND DESIGNATED AT LOT 50 AS SHOWN ON THE MAP OF
BAHNSON PLACE RECORDED IN PLAT BOOK 1, PAGE 41, IN THE OFFICE OF
THE REGISTER OF DEEDS OF FORSYTH COUNTY, N.C., REFERENCE TO WHICH
IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.**