

2008036879 00153

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

\$73.00

PRESENTED & RECORDED:

07-16-2008 11:56 AM

KAREN GORDON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS
ASST



BK: RE 2844

PG: 2561-2563

Excise Tax: \$73.00

Tax Lot No. Parcel Identifier No. 6847-76-4727

Prepared By: The Shoaf Law Firm, PA

Return To: Grantee at mailing address ~~below~~ P.O. Box 12336 Winston-Salem NC

USLT File Number: 85004330

27117

ENVELOPE

Brief Description for the index

metes & bounds

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED, made this 14 day of July 2008, by and between

GRANTOR

GRANTEE

Wells Fargo Bank, N.A., successor-by-merger to Wells Fargo Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Asset-Backed Certificates, Series 2001-2

^{A.} Mark Godfrey and spouse,
^{P.} Angela Godfrey

Property Address:
4222 Garden Street
Winston Salem, North Carolina 27106

Mailing Address:
P.O. Box 12336
Winston-Salem, NC
27117

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designations 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 tract or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

All that property described on Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2819, Page 3144, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book , Page .

TO HAVE AND TO HOLD the aforesaid tract 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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements, conditions, restrictions, leases, rights of way of record and the lien of ad valorem property taxes for the current year and subsequent years not yet due and payable.

Subject to homeowner's association dues or special assessments, if any, for the current year and subsequent years not yet due and payable.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name by its duly authorized officers or its duly appointed attorney in fact and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Wells Fargo Bank, N.A., successor-by-merger to Wells Fargo Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Asset-Backed Certificates, Series 2001-2

By: Ocwen Loan Servicing, LLC, its attorney in fact



[Signature] (SEAL)
KEITH CHAPMAN (Title)
REO Closing Manager

SEAL-STAMP

Orange County, State of Florida

I, Nadine Turnier, a Notary Public of said County and State, do hereby certify that, Keith Chapman personally appeared before me this day and acknowledged that he or she is the REO Closing Manager (official title) of Ocwen Loan Servicing, LLC as attorney in fact for Wells Fargo Bank, N.A., successor-by-merger to Wells Fargo Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Asset-Backed Certificates, Series 2001-2, and that by authority duly given and as the act of such entity, he or she signed the foregoing instrument in its name and on its behalf as its act and deed, and that this authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds, in the County of Forsyth, State of North Carolina, on 02-19-07 in Book 2731 in Page 234-240, and that this instrument was executed under and by virtue of the authority given by said instrument granting Ocwen Loan Servicing, LLC power of attorney; that the said REO Closing Manager (official title) of Ocwen Loan Servicing, LLC, as attorney in fact for said Wells Fargo Bank, N.A., successor-by-merger to Wells Fargo Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Asset-Backed Certificates, Series 2001-2 acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for himself and on behalf of the said Ocwen Loan Servicing, LLC, as attorney in fact for Wells Fargo Bank, N.A., successor-by-merger to Wells Fargo Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Asset-Backed Certificates, Series 2001-2.

Date: July 14, 2008
(Official Seal)

[Signature]
Official Signature of Notary

Notary Public
Printed or typed name

My commission expires: _____

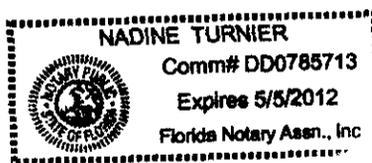


EXHIBIT "A"

Mark A. Godfrey and wife, Angela P. Godfrey

Lying and Being in Winston Township, Forsyth County, North Carolina, and BEGINNING at an iron stake at the Southeast corner of Lot 73 as shown on the Plat of JEFFERSON GARDENS, SECTION 2, as recorded in Plat Book 3, Page 32-A, in the Office of the Register of Deeds of Forsyth County, North Carolina, and said iron also being located in the West right of way line of Garden Street as shown on said map and running thence from said Beginning point along the North line of Lot 74, North 85° 56' West 178.81 feet to an iron ; thence with the line of Lot 76 and Lot 77 as shown on the above plat North 05° 33' 30" East 150.0 feet to an iron; thence South 85° 56' East 178.92 feet to an iron in the West right of way line of Garden Street as shown on the plat of JEFFERSON GARDENS, SECTION 2; thence along said right of way line South 05° 36' West 150.0 feet to the point and place of BEGINNING and being know as Lot 73 and the Southern half of Lot 72 as shown on the plat of JEFFERSON GARDENS, SECTION 2, as recorded in Plat Book 3, Page 32-A, in the Office of the Register of Deeds of Forsyth County, North Carolina.