

2008038109 00154

FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

07-23-2008 02:57 PM

KAREN GORDON  
REGISTER OF DEEDS  
BY: TIMOTHY R WILLIAMS  
ASST

BK: RE 2845

PG: 3481-3482



ENVELOPE

Prepared by:  
Brook & Scott

SPECIAL WARRANTY DEED

State of North Carolina  
County of Forsyth

UG#2279611  
Parcel ID#5253110

Excise Tax:\$ Exempt

THIS INDENTURE, made and entered into on July 22, 2008 by and between: **FEDERAL HOME LOAN MORTGAGE ASSOCIATION**, a corporation organized and existing pursuant to the laws of the United States, party of the first part, and **United Guaranty Residential Insurance Company**, a corporation, party of the second part whose address is **230 North Elm Street, Greensboro, NC 27401**, and his/her assigns, hereinafter called Grantee.

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following real estate, situated in the County of Forsyth, State of North Carolina:

**TRACT I:** Being all of Lot No. 110 as shown on map of Pine Knolls, Section One, recorded in Plat Book 23, Page 191 (4) in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**TRACT II:** LYING AND BEING in Belews Creek Township, Forsyth County, North Carolina, and Beginning at an iron stake marking Charles H. Lee's Northeast corner (Lot #110 of Pine Knolls Subdivision) and from his line running thence North 06 degrees 09 minutes 181.5 feet to an iron stake; thence North 81 degrees 51 minutes West 51.65 feet to an iron stake; thence South 09 degrees 37 minutes West 181.56 feet to an iron stake in Lee's line; thence with Lee's line, South 81 degrees 51 minutes 56.30 feet to the point and place of Beginning, containing 0.22 acres, more or less.

Said property is commonly known as 1155 Whispering Pines Drive, Kernersville, North Carolina.

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or encumbrances of record against said property and any recorded releases.

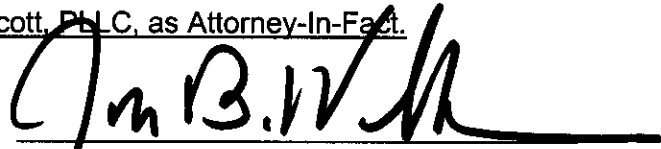
TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and heraditaments thereunto belonging or in any way appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context.

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 exception hereafter stated.

IN WITNESS THEREOF, THE undersigned **FEDERAL HOME LOAN MORTGAGE ASSOCIATION**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

FEDERAL HOME LOAN MORTGAGE ASSOCIATION  
by Brock & Scott, PLLC, as Attorney-In-Fact.

By:   
Name: Jeremy B Wilkins  
Title: Manager

STATE OF North Carolina, New Hanover County.  
I, a Notary Public of the County and State aforesaid, hereby certify that Jeremy B Wilkins, Manager, of Brock, Scott & Ingersoll, PLLC, said Brock, Scott & Ingersoll, PLLC, being Attorney-In-Fact for Federal Home Loan Mortgage Corporation, personally appeared before me this day and being first duly sworn says that Brock, Scott & Ingersoll, PLLC by and through its Manager, Jeremy B Wilkins, executed the foregoing and annexed instrument for and on behalf of Federal Home Loan Mortgage Corporation, and Brock, Scott & Ingersoll, PLLC has authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 2359 Page 2844 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 Jeremy B Wilkins, acknowledged that (s)he is Manager, of Brock, Scott & Ingersoll, PLLC, a corporation, that by authority duly given and as the act of Brock, Scott & Ingersoll, PLLC as Attorney-In-Fact for Federal Home Loan Mortgage Corporation, the foregoing instrument was duly executed for the purpose therein expressed by its Manager, Jeremy B. Wilkins, for Brock, Scott & Ingersoll, PLLC (Attorney-In-Fact for Federal Home Loan Mortgage Corporation, for and in behalf of said corporation).

Witness my hand and notarial seal, this 22 day of July, 2008.

Amy B. Decker  
Notary Public  
Name: Amy B. Decker  
My Commission Expires: 04-26-2011

(Affix Notarial Seal/Stamp)