

ENVELOPE



2008044356 00001

FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

08-29-2008 08:12 AM

KAREN GORDON  
REGISTER OF DEEDS  
BY: E. NAVARRO  
DPTY

BK: RE 2852

PG: 849-850

**SPECIAL WARRANTY DEED**

Mail to:

J. Scott Moffitt and Leslie J. Moffitt  
5175 Toucan Ln  
Kernersville, NC 27284

Drawn by:

Shapiro & Ingle, L.L.P.  
8520 Cliff Cameron Drive, Suite 300  
Charlotte, NC 28269

Tax ID#: 5641E033

PIN: 6865-81-1625.00

\*\*\*EXEMPT\*\*\* REVENUE STAMPS

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

THIS INDENTURE Made this 15th day of August, 2008, between Federal National Mortgage Association a/k/a Fannie Mae, hereinafter GRANTOR, and J. Scott Moffitt and Leslie J. Moffitt, hereafter GRANTEE. 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 Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot Number 33, as shown on the Map of SEDGE LAKE GARDEN, SECTION THREE as recorded in Plat Book 36, Page 29, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 5175 Toucan Ln, Kernersville, NC 27284

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And the Grantor covenants with the Grantee, the 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.

Federal National Mortgage Association a/k/a Fannie Mae, by and through its attorney in fact Shapiro and Ingle, LLP

Wendy M. Floyd  
By: Wendy M. Floyd, Authorized Signatory

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

On this 15th day of August, 2008, before me, the undersigned Notary Public, personally appeared Wendy M. Floyd personally known to me to be, an Authorized Signatory of Shapiro and Ingle, LLP and being by me duly sworn and known to me to be the person who executed the within instrument on behalf of said Shapiro and Ingle, LLP, a company that executed and whose name is subscribed to the within instrument as the attorney-in-fact for Federal National Mortgage Association a/k/a Fannie Mae and acknowledged to me that he/she subscribed the name of Federal National Mortgage Association a/k/a Fannie Mae thereto as principal and the name of Shapiro and Ingle, LLP as attorney-in-fact for said Federal National Mortgage Association a/k/a Fannie Mae and that said Company executed the same as such attorney in fact and that the 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, County of Forsyth, State of North Carolina, on the 24th day of June, 2008, Book 2840, Page 1590.

WITNESS my hand and official seal.

Jessica Leigh Rhyne  
Jessica Leigh Rhyne  
Notary Public



My Commission Expires: November 14, 2010

07-96607