

2008058654 00109

FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

12-15-2008 11:49 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: SHANNON BOSTIC-GRIFFITH

DPTY

BK: RE 2865

PG: 2253-2254

ENVELOPE**NORTH CAROLINA SPECIAL WARRANTY DEED**

PIN: 6826-95-6925.00 Block Lot 2563 052

Excise Stamp Tax on this conveyance is not applicable under NCGS §105-228.28

Property Address: 413 W 26th Street, Winston-Salem, NC 27105-5016

Prepared by: Robert Steven Smith, Attorney on behalf of Grantor,
 (who did not search nor certify title on the below described property)
 P.O. Box 809, Paw Creek, NC 28130

Mail to: Grantee at 222 Heathcliff Place, Winston-Salem, NC 27104-4444

Index Description: Lot 52 Cherry Hills, § 2 Plat Book 19 page 75

This Indenture made this 9th day of December, 2008 by and between:

GRANTOR	GRANTEE
Secretary of Veterans Affairs, An officer of the United States of America	Grace Group, Inc. (a NC Corporation)
Whose address is: Department of Veterans Affairs Washington, DC 20420	Mailing Address: 222 Heathcliff Place Winston-Salem, NC 27104-4444

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 52 as shown on the map of Cherry Hills, Section 2 as recorded in Plat Book 19 at page 75 in the Forsyth County Public Registry.

Having a physical address of 413 W 26th Street, Winston-Salem, NC 27105-5016.

Derivation Clause: Being the same property that Elizabeth B. Ells, acting as Substitute Trustee conveyed to the Secretary of Veterans Affairs by Trustee's Deed dated Feb. 12, 2008, filed Feb. 14, 2008 in Book RE 2812 at page 383 in the Forsyth County Registry.

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:

1. Restrictions, conditions and easements of record;
2. Lien of Real Property taxes for the current year.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have had the opportunity to inspect and examine the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

In witness whereof, the Grantor has set its hand and seal, the day and year first above written.

Pursuant to the provisions of 38 U.S.C. §3720(a)(6), the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

**Secretary of Veterans Affairs,
An Officer of the United States of America**

By: Phyllis Gilliard

Phyllis Gilliard, Vice President

Its: _____

Countrywide Home Loans, Inc.

Pursuant to a Delegation of Authority contained in 38 C.R.F. §36.4342(f)

STATE OF TEXAS)

COUNTY OF COLLIN)

On this date, before me personally appeared, Phyllis Gilliard, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that (s)he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affix my official seal, in the State of Texas aforesaid, this 9th day of December, 2008.

Jeri Parker
Notary Public for _____
My Commission Expires: _____

