

2008059360 00054

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT

\$104.00

PRESENTED & RECORDED:

12-19-2008 12:22 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: BETTY C CAMPBELL

DPT

BK: RE 2866

PG: 640-641

Original to: Donald W. Cox

Excise Tax \$

104¹²

NO OPINION OF TITLE IS EITHER EXPRESSED OR IMPLIED.

Prepared By: John A. Meadows, Esquire

Return To: *Donald W. Cox*
PO Box 10005, Denton, NC 27239

STATE OF NORTH CAROLINA)

WARRANTY DEED

COUNTY OF FORSYTH)

THIS DEED made this the *12th* day of *December*, 2008 by GREEN TREE SERVICING, LLC., a Limited Liability Company under the laws of the State of Delaware, hereinafter referred to as "Grantor", and DONALD WAYNE COX, hereinafter referred to as "Grantee";

The designation Grantors and Grantees 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 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 _____ Township, Forsyth County, North Carolina, and more particularly described as follows:

BEGINNING at an iron on the western right-of-way line of Judge Clement Road, southeastern corner of the James H. Fair property (see Will Book 74E, Page 751), said beginning point being further known and designated as a point along said right-of-way line North 22 degrees 24 minutes 32 seconds West 99.88 feet from an iron, iron marking the northeastern corner of the Bobby L. Perry property (see Deed Book 1907, Page 1525, Forsyth County Registry): From said beginning point THENCE CONTINUING WITH THE WESTERN LINE OF SAID Judge Clement Road South 22 degrees 24 minutes 32 seconds East 99.88 feet to the aforementioned iron, northeastern corner of said Perry property, thence continuing with the northern line of said Perry property South 79 degrees 2 minutes West 343.80 feet to an iron in the eastern line of Ford Consumer Finance Company, Inc. property (see Deed Book 1888, Page 2418, Forsyth County Registry): thence continuing with the eastern line of said Ford property North 0 degrees 29 minutes 26 seconds West 100.10 feet to an iron, southwestern corner of said Fair property; thence continuing with the south line of said Fair property North 79 degrees 8 minutes East 305.78 feet to the point and place of BEGINNING, containing 0.732 acres, more or less, according to the a survey prepared by Larry Lerue Callahan, R.L.S.- 2499, dated April 16, 1998.

Being the same and identical property as described in Deed Book 883, Page 158, Forsyth County Registry.

Tax Lot 11, Block 5177, Forsyth County/City Tax Maps

TOGETHER WITH a security interest in that certain 1999, 52x28 TITAN , home serial number 49992522734AB.

Property Address: 6221 Judge Clement Road
Walkertown, NC 27051

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2860, Page 765, 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 covenant 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 whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to restrictive covenants, easements, rights of way of record, if any and any ad valorem taxes.

IN WITNESS WHEREOF, the Grantor hereunto sets his/her hand and seal the day and year first above written.

GREEN TREE SERVICING, LLC., a Limited Liability Company
under the laws of the State of Delaware
(Company Name)

By: _____

Julie Stanley
Authorized Signer (Title)

STATE OF Minnesota)

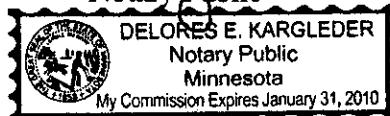
COUNTY OF Ramsey)

I, a Notary Public of the County and State aforesaid, certify that Julie Stanley personally came before me this day and acknowledged that he/she is authorized Signer of GREEN TREE SERVICING, LLC., a Limited Liability Company under the laws of the State of Delaware, and that said writing was signed by him/she on behalf of said Company by its authority duly given. And the said Julie Stanley acknowledged the said writing to be the act of said Company. I do certify that I am not a party to the attached instrument.

Witness my hand and official seal, this 12th day of December 2008.

DeLores E. Kargleder
Notary Public

My Commission Expires 1/31/2010



STATE OF NORTH CAROLINA, FORSYTH County ss:

The foregoing certificate(s) of _____

is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By _____
Deputy/Assistant - Register of Deeds