

ENVELOPE

2009002221 00087  
FORSYTH CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXTX  
**\$210.00**  
PRESENTED & RECORDED:  
01-22-2009 01:39 PM  
C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: PATSY RUTH DAVIS  
DPTY  
**BK: RE 2869**  
**PG: 3624-3626**

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$210.00

6858-70-7936.00 :PIN

Prepared by: D'AMELIO LAW FIRM

Return To: 315-A WESTGATE CENTER DRIVE GREENSBORO NORTH CAROLINA 27407

This instrument was prepared by: LAWRENCE J. D'AMELIO, III

Brief description for the Index 2704 ROCKY BRANCH ROAD WALKERTOWN, N.C. 27051

THIS DEED made this 2<sup>ND</sup> day of DECEMBER, 2008, by and between

| GRANTOR  | GRANTEE  |
|--|--|
| WELLS FARGO BANK, NA., SUCCESSOR BY<br>MERGER TO WELLS FARGO BANK<br>MINNESOTA, N.A. AS TRUSTEE F/K/A<br>NORWEST BANK MINNESOTA, N.A. AS<br>TRUSTEE FOR THE REGISTERED HOLDERS OF<br>STRUCTURED ASSET SECURITIES<br>CORPORATION FIRST FRANKLIN MORTGAGE<br>LOAN TRUST, MORTGAGE PASS- THROUGH<br>CERTIFICATES, SERIES 2003-FF3 | MICHAEL HOWARD PHILLIPS<br><br>2704 ROCKY BRANCH ROAD WALKERTOWN, N.C. 27051 |

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 the City of Walkertown, \_\_\_\_\_ Township, FORSYTH County, North Carolina and more particularly described as follows:

Being a 1.123 acre, more or less, tract or parcel of real property lying in Middlefork II Township, Forsyth County, North Carolina, which is more particularly described as follows:  
BEGINNING at an iron stake located in the North right-of-way LINE OF Rocky Branch Road (this point lies within the northern margin of the proposed right-of-way extension of Rocky Branch- a proposed private road- and lies North 1 degree 23' East 30 feet from the southeast corner of the property described in Deed Book 922 at Page 423 of the Forsyth County, North Carolina Registry), Southwest corner of the property of N.H. Vaughn (Deed Book 764, Page 219), and running thence with the North right-of-way line of (the proposed extension of ) Rocky Branch Road North 88 degrees. 37' West 200.0 feet to an iron stake (lying in the western boundary line of the property described in Deed Book 922 at Page 423), Southeast corner of the property of Henry P. Morris (now or formerly); running thence

North 1 degree 23' East 246.90 feet to an iron stake (lying at the northwest corner of the property described in Deed Book 922 at Page 423); running thence South 1 degree 23' West 242.60 feet to the place of BEGINNING; containing 1.123 acres, more or less, according to a survey dated November 14, 1953, by Daniel Donathan, Registered Land Surveyor.

The above-described property is known on the Forsyth County Tax Maps as Tax Lot 12H, Block 3241, on Map 654878 and is further the same property as the property described in Book 1420 at Page 1531 of the Forsyth County Registry, North Carolina Registry.

The above-described property Contains all of the real property contained in the legal description to that 1.26 acre tract of land described in the conveyance recorded in Deed Book 922 at Page 423 of the Forsyth County, North Carolina, except for a thirty foot wide strip of land lying contiguous to and north of the southern boundary line of the said 1.26 acre tract of land which was excepted and recited as having been dedicated to public use" apparently for an extension of Rocky Branch Road all as more specifically set out in the conveyance recorded in Deed Book 922 at Page 423 the description of which is incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2828 Page 4210.

A Map showing the above described property is recorded in Plat Book 19, Page 922.


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 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, other than the following exceptions:

1. AD VALOREM TAXES FOR CURRENT YEAR.
2. All other Easements, Restrictions and Rights of Way of record, if any.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

**WELLS FARGO BANK, NA., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A. AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, N.A. AS TRUSTEE FOR THE REGISTERED HOLDERS OF STRUCTURED ASSET SECURITIES CORPORATION FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2003-FF3**

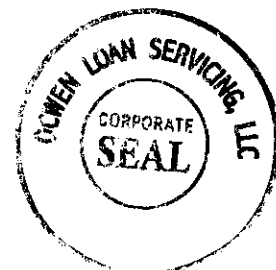
**BY: Ocwen Loan Servicing, LLC it's Attorney-in-Fact**

  
Keith Chapman

(seal)

Reo Closing Manager

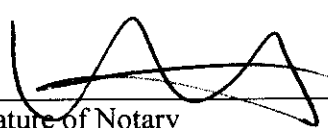
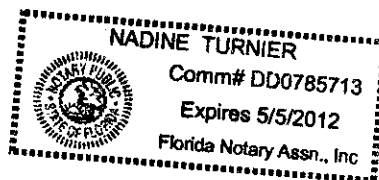
(Title)



Notary section:

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 (Official Title) of **Ocwen Loan Servicing, LLC** as Attorney-in-Fact for **WELLS FARGO BANK, NA., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A. AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, N.A. AS TRUSTEE FOR THE REGISTERED HOLDERS OF STRUCTURED ASSET SECURITIES CORPORATION FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2003-FF3**, 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 in Book 751 Page 3412, and that this instrument was executed under and by virtue of authority given by said instrument granting **Ocwen Loan Servicing, LLC** power of attorney; that the said (Official Title) of **Ocwen Loan Servicing, LLC** as Attorney-in-Fact for said **WELLS FARGO BANK, NA., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A. AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, N.A. AS TRUSTEE FOR THE REGISTERED HOLDERS OF STRUCTURED ASSET SECURITIES CORPORATION FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2003-FF3** the due execution of the foregoing and annexed instrument for the purposes therein expressed for himself or herself and Attorney-in-Fact for **WELLS FARGO BANK, NA., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A. AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, N.A. AS TRUSTEE FOR THE REGISTERED HOLDERS OF STRUCTURED ASSET SECURITIES CORPORATION FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2003-FF3**.


  
Official Signature of Notary


Notary Public (print or type name)

My Commission expires on: \_\_\_\_\_

The foregoing certificates of \_\_\_\_\_

Is / are 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.

REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY