

2009011309 00161

FORSYTH CO, NC FEE \$17.00

GOVERNMENT

PRESENTED & RECORDED:

03-20-2009 03:08 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: PATSY RUTH DAVIS

ASST

BK: RE 2880**PG: 686-687****NO REVENUE STAMPS - GOVERNMENT EXEMPTION**DRAWN BY: The O'Brien Law Firm Co., LPA *en*

MAIL TO: 101 South Elm Street Suite 225, Greensboro, NC 27401

Property Address: 4016 DALTON STREET, WINSTON SALEM, NC, 27105

Tax Mailing Address: *Same as Above*

FHA Case No.: 381-822980

File No.: NC-10671

Tax ID#: 6827-72-6191.00

SPECIAL WARRANTY DEED

THIS DEED, made this 11th day of March, 2009, by Secretary of Housing and Urban Development of Washington D.C., party of the first part, to FLAGGE'S PROPERTIES, LLC, party(ies) of the second part,

WITNESSETH: That the said party of the first part in consideration of TEN DOLLARS (\$10.00) amount and other considerations, to him paid by the said party(ies) of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party(ies) of the second part, and the heirs and assigns of said party(ies) of the second part, all that certain lot or parcel of land situated in the County of FORSYTH, State of North Carolina, more particularly described as follows, to wit:

BEGINNING at a point on the western edge of Dalton Street, said point marking the southeastern corner of Lot 7, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry); thence along the edge of Dalton Street, South 02 deg. 20' West 90.00 feet to a point; thence a new line, North 88 deg. 14' West 200.00 feet to a point on the eastern edge of Lot 20, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry); thence along the eastern edge of Lot 20 and Lot 19, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry), North 02 deg. 20' East 90.00 feet to a point; thence South 88 deg. 14' East 200.00 feet to a point marking the point and place of BEGINNING.

The above described property is all of Lot 8 and northern one-half of Lot 9 in Block/Lot 4 of Daltonia No. 3 recorded in Plat Book 10, Page 75, Forsyth County Registry.

This is the same property as described in Book 2676, Page 170, Forsyth Registry and is designated as Tax Lots 008 and 009A in Block 2284 on the Forsyth County tax maps.

Save and except any releases, deeds of release or prior conveyances of record.

Said property is commonly known as 4016 Dalton Street, Winston-Salem, North Carolina.

Parcel # 6827-72-6191.00

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said party(ies) of the second part and the heirs and assigns of said party(ies) forever.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

AND THE SAID PARTY of the first part doth covenant that he is seized of said premises in fee and has the right to convey same in fee simple; that he will WARRANT AND DEFEND the said title to the same against the claims of all persons claiming by, through and under him.

IN WITNESS WHEREOF the undersigned on this 11th day of March, 2009, has set his/her hand and seal as Authorized Agent for the Secretary of Housing and Urban Development, under authority and by virtue of a delegation of authority published at 70 FR 43171 (July 26, 2005).

**SECRETARY OF HOUSING
AND URBAN DEVELOPMENT**

By: Orlando C. Vereen (SEAL)

Name: Orlando C. Vereen

Title: Designated Signatory for Harrington, Moran and Barksdale, Inc.,
Marketing and Management Contractor, Authorized Agent

**STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG**

I, Judith Calabrese, a Notary Public for said County and State, do hereby certify that Orlando C. Vereen, Designated Signatory for Harrington, Moran and Barksdale, Inc., Marketing and Management Contractor and Authorized Agent for the Secretary of Housing & Urban Development, personally appeared before me this day whose authority is vested in him/her by 70 FR 43171 (July 26, 2005) and acknowledged that he/she signed the foregoing instrument on the day and year within mentioned for and on behalf of the Secretary of Housing and Urban Development.

Witness my hand and official seal, this 11th day of March, 2009.



Judith Calabrese
NOTARY PUBLIC

My Commission Expires: 9-17-09

**PREPARED BY THE O'BRIEN LAW FIRM CO., LPA, AS CLOSING AGENT FOR THE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**