

# ENVELOPE

PREPARED BY: K. Douglas Barfield, Attorney at Law and Donato & Grewal, LLP

RETURN TO: 2016-A New Garden Rd., Greensboro, NC 27410

REVENUE: Exempt

File# FNMA 0043-09
Revised 01/02/92
NC (Conventional)
STATE OF NORTH CAROLINA) ss.

REO NO. <u>A090546</u>

SPECIAL WARRANTY DEED

COUNTY OF CUILFORD

THIS DEED, made this **30TH** day of **APRIL**, **2009**, by and between FEDERAL NATIONAL MORTGAGE ASSOCIATION a/k/a FANNIE MAE, a corporation organized under and existing pursuant to the laws of the United States, hereinafter called Grantor, AND, **ROBERT HARVEY HINESLEY**, **AND WIFE RENEE LYNN HINESLEY**, whose permanent mailing address is: **2805 COLCHESTER DR.**, **KERNERSVILLE**, **NC 27284** and their assigns, hereinafter called Grantee.

WITNESSETH, that for and in consideration of the sum of One Dollar and other valuable consideration to it in hand paid by the Grantee, receipt of which is hereby acknowledged, said Grantor has given, granted, bargained and sold, and by these presents does give, grant, bargain, sell and convey unto the said Grantee, and their assigns, and subject to covenants and restrictions of record and matters an accurate survey would reveal, the following described property in County, North Carolina, to-wit:

The property is commonly known as 2805 COLCHESTER DR., KERNERSVILLE, NC 27284 and is more particularly described as follows:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR LEGAL DESCRIPTION.

TO HAVE AND TO HOLD the within granted and transferred property, together with all and singular the rights, members and appurtenances thereof to the same, being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee, and their assigns, forever, in FEE SIMPLE.

GRANTOR hereby agrees to and with the Grantee, and their assigns, that it will warrant and defend the title to said land and premises against the claims of all persons claiming by, through, or under the said Grantor.

	be	ITNESS WHEN	in	its	name _, its	on Vice	its Presid	beha dent,	alf and	by its
corp	orate	seal affix	FEDERAI A/K/A I	L NATIO	MOM LANC				itten	•
	E OF	DALLAS)	By:		Sheryi N Vice Pres			/ice Pres	sident	
and Nationauth	acknoonal ority going	undersigne  Whedged to  Mortgage  duly give  instrument  and sealed	n hat hat has had	pe is is ation, as the signed	ersonally the Vi a cor he act in its	y came .ce Pi porat: of tl name	e befor resider ion, d he cor	re me nt of and ti rporati	this Fede hat, on,	day ral by the
2009 	Witne	ess my hand	d and of		_	his 3	CHRISSY GR tary Public, St My Commissi September	ENNIER late of Texas ion Expires	Apri	<b>L</b> ,
(SEA	L)									

#### **EXHIBIT A**

### PROPERTY DESCRIPTION:

### TRACT 1:

BEING KNOWN AND DESIGNATED as Lot Number 11 as shown on the Map of BETHEL FOREST, recorded in Plat Book 25, page 194 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SAVE AND EXCEPT THE FOLLOWING: BEGINNING at a new iron pipe marking the northwest corner of Lot #11 in the line of property now or formerly owned by L. Forrest Walker, and said point also being in the northeast terminus of the right-of-way of Colchester Drive as shown on the Plat of 'BETHEL FOREST, SECTION 1'. Thence running with Walker's southwest line South 35° 46' 19" East 123.81 feet to an iron pipe; thence South 69° 19' 23" West 69.52 feet to an iron pipe in the east margin of the right-of-way of Colchester Drive; thence running with the east margin of the right-of-way said drive North 3° 21' 26" West 125.22 feet to the point and place of BEGINNING. The herein described property constitutes a small triangular portion of Lot #11, and consists of .095 acres according to computer calculation and being described in Deed Book 2008, Page 3171, Forsyth County Registry.

SUBJECT TO: A perpetual easement for the purpose of constructing and maintaining a roadway for ingress and egress and for installing and maintaining utilities over, under and across the following described property: BEGINNING at an iron pipe in the eastern right-of-way line of Colchester Drive at the southwest corner of the triangular tract above described and running thence North 76° 49' 10" East 67.36 feet to an iron; running thence South 69° 19' 23" West 69.52 feet to an iron in the eastern right-of-way line of Colchester Drive; running thence with said right-of-way line North 03° 21' 24" West 9.21 feet to an iron, the BEGINNING and being described in Deed Book 2008, Page 3173, Forsyth County Registry

## TRACT 2:

BEGINNING at an iron in the base of a tree, said iron being also located South 35° 46' 19" East 123.81 feet from the northernmost corner of Lot 11 as shown on the Map of BETHEL FOREST, SECTION NO. 1, as recorded in Plat Book 25, Page 194, Forsyth County Registry; running thence North 89° 05'37" East 27.66 feet to an iron; running thence South 66° 50' 21" East 147.48 feet to an iron; running thence South 41° 16' 29" West 32.30 feet to an axle at a common corner of said Lot 11 and Lot No. 10 of DWIGGINS HILLS (see map recorded in Plat Book 20, Page 58); running thence with the northern line of said Lot No. 11 North 60° 01' 59" West 163.85 feet to an iron, the BEGINNING. Being a strip carved from the property described in deed recorded in Book 1852, Page 1629 and Book 2008, Page 3175, Forsyth County Registry.

The above described property is the same as that which is described in Deed Book 2633, Page 2430, Forsyth County Registry and is further designated as Tax Lots 11B and 102 in Block 5414A on the Forsyth County Tax Maps. A Correction Affidavit was recorded in Book 2705, Page 1636, Forsyth County Registry to correct the description.