

2009018326 00269
 FORSYTH CO, NC FEE \$20.00

GOVERNMENT

PRESENTED & RECORDED:

04-30-2009 04:40 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS
 BY: BETTY C CAMPBELL
 DPTY

BK: RE 2887

PG: 4304-4306

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.

COUNTY OF ~~GUILFORD~~
 Forsyth

REO NO. **A090546**

SPECIAL WARRANTY DEED

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 ~~GUILFORD~~ County, North Carolina, to-wit:
 Forsyth

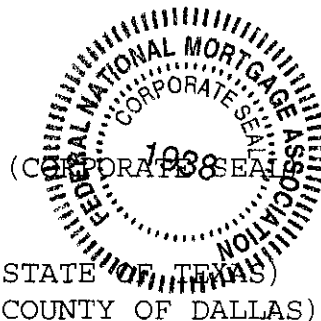
The property is commonly known as **2805 COLCHESTER DR., KERNERSVILLE, NC 27284** and is more particularly described as follows:

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.

IN WITNESS WHEREOF the said Grantor has caused these presents to be executed in its name on its behalf by _____, its Vice President, and its corporate seal affixed, on the day and year first above written.



FEDERAL NATIONAL MORTGAGE ASSOCIATION
A/K/A FANNIE MAE

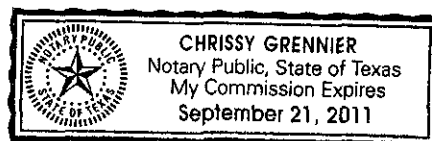
By: _____ Vice President

Sheryl Martin
Vice President

I, the undersigned Notary Public, do hereby certify that Sheryl Martin personally came before me this day and acknowledged that he is the Vice President of Federal National Mortgage Association, a corporation, and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him/her as Vice President and sealed with its corporate seal.

Witness my hand and official seal this 30th day of April, 2009.

Chris Grenier
Notary Public
My Commission Expires:



(SEAL)

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.