

2009029084 00237

FORSYTH CO, NC FEE \$17.00

GOVERNMENT

PRESENTED & RECORDED:

06-30-2009 04:00 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY E NAVARRO
DPT

BK: RE 2899

PG: 3726-3727

NORTH CAROLINA SPECIAL WARRANTY DEED

#72

PIN: 5895-81-8719.00 Block Lot 3908H037

Excise Stamp Tax on this conveyance is not applicable under NCGS §105-228.28

Property Address: 2809 S. Main St., Winston-Salem, NC 27127-4004

Prepared by: Robert Steven Smith, Attorney on behalf of Grantor,
(who did not search nor certify title on the below described property)
P.O. Box 809, Paw Creek, NC 28130

Mail to: P.O. Box 25193, W.S., NC 27114

Index Description: Lot 332 Plat Book 3 page 65A
Central Terrace

This Indenture made this 23rd day of June, 2009 by and between:

GRANTOR	GRANTEE
Secretary of Veterans Affairs, An officer of the United States of America	Grace Group, Inc. A NC corporation, having Secretary of State ID# 1057665
Whose address is:	Mailing Address:
Department of Veterans Affairs Washington, DC 20420	222 Heathcliff Place Winston-Salem, NC 27104-4444

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 Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot No. 332 as shown on the map of CENTRAL TERRACE as same is recorded in Plat Book 3 at page 65A in the Forsyth County Public Registry.

Having a physical address of 2809 S. Main St., Winston-Salem, NC 27127-4004.

Derivation Clause: Being the same property that Substitute Trustee Services, Inc., acting as Substitute Trustee conveyed to the Secretary of Veterans Affairs by Trustee's Deed filed Sept. 08, 2008 in Book 2853 at page 2160 in the 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 covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Restrictions, conditions and easements of record;
2. Lien of Real Property taxes for the current year.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have had the opportunity to inspect and examine the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

In witness whereof, the Grantor has set Its hand and seal, the day and year first above written.

Pursuant to the provisions of 38 U.S.C. §3720(a)(6), the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

**Secretary of Veterans Affairs,
An Officer of the United States of America**

By: _____

Phyllis Gilliard, Vice President

Its: _____

Countrywide Home Loans, Inc.

Pursuant to a Delegation of Authority contained in 38 C.R.F. §36.4342(f)

STATE OF TEXAS)

COUNTY OF COLLIN)

On this date, before me personally appeared, Phyllis Gilliard, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that (s)he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affix my official seal, in the State of Texas aforesaid, this 23rd day of June, 2009.

Tammie Jones

Notary Public for Texas
My Commission Expires: _____

