



2009042851 00164

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT
\$24.00

PRESENTED & RECORDED:
09-25-2009 01:30:00 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPTY

BK: RE 2914
PG: 86-87

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$24.00

Parcel Identifier No. 6844-18-6873.00 Verified by FORSYTH County on the ___ day of _____, 20___
By: _____

Mail/Box to: GRANTEE

Box 143

Drawn by: Kellam & Pettit, PA 2701 Coltsgate Road, Suite 300, Charlotte, NC 28211(662.0000583) - KMM

Brief description for the Index: Metes and Bounds containing 0.165 acres, more or less, Forsyth County Public Registry.

THIS DEED made this 21 day of September, 2009, by and between

GRANTOR
GMAC Mortgage, LLC

GRANTEE
KEITH TUTTLE
AND
FAITH TUTTLE
Mailing Address:
PO Box 4022
WINSTON-SALEM, NC 27105

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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:

Beginning at an existing iron pin in the Western right of way line of Argonne Boulevard, said iron being the Southeast corner of the Theodore Halsey property as described in Deed Book 1117, Page 1283, Forsyth County Registry; running thence from said point of Beginning with the Western right of way line of Argonne Boulevard South 14 degrees 30 minutes 00 seconds East 50.15 feet to an existing iron pin located in the Western right of way line of Argonne Boulevard, said iron pin also being the Northeast corner of the Gene Pack property as described in Deed Book 1687, Page 3925, Forsyth County Registry; running thence with the Northern boundary line of said Gene Pack property South 74 degrees 48 minutes 50 seconds West 144.75 feet to an existing iron pin located in the Eastern boundary line of the John Thomas property as described in Deed Book 1342, Page 723, Forsyth County Registry, said iron pin also being the Northwest corner of said Gene Pack property; running thence with the Eastern boundary line of said John Thomas property North 12 degrees 46 minutes 46 seconds West 49.84 feet to an existing iron pin located in the Eastern boundary line of said John Thomas property, said iron pin also being the Southwest corner of said Theodore Halsey property, running thence with the Southern boundary line of said Theodore Halsey property North 74 degrees 40 minutes 21 seconds East 143.26 feet to the point and place of BEGINNING, containing 0.165 acres, more or less, according to a survey by Philip T. Hedrick, R.L.S., dated April 1, 1998 and BEING KNOWN AND DESIGNATED as Lots Nos. 537 and 538 as shown on the plat of Longview Development Subdivision, #2, recorded in Plat Book 1, Page 39A, Forsyth County Registry.

Property Address: 1542 ARGONNE BLVD., WINSTON-SALEM, NC 27107

The property hereinabove described was acquired by Grantor by instrument recorded in Book RE2898 Page 2352.

A map showing the above described property is recorded in Plat Book 1, Page 39A.

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, other than the following exceptions:

Easements and Restrictions of record as may appear
Ad Valorem taxes for 2010

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

GMAC MORTGAGE, LLC

By: [Signature] **Mark Via** (Signature)

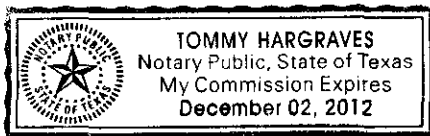
It's: Limited Signing Officer (Title)
pmjo

State of Texas - County of Dallas

I, the undersigned Notary Public for the aforesaid county and state do hereby certify that Mark Via, personally appeared before me this day and acknowledged that he/she is the Limited Signing Officer of GMAC Mortgage, LLC being by me duly sworn, says that as the Limited Signing Officer, he/she voluntarily executed the foregoing and annexed instrument for the purposes therein expressed for and on behalf of GMAC Mortgage, LLC.

Witness my hand and official seal, this 21 day of September, 2009.

(Notarial Seal/Stamp)



[Signature]
Notary Public
Tommy Hargraves
Printed or Typed Name of Notary

My Commission Expires: _____

PROPERTY ADDRESS: 1542 ARGONNE BLVD., WINSTON-SALEM, NC 27107

