



2009052471 00255
 FORSYTH CO, NC FEE \$22.00

GOVERNMENT

PRESENTED & RECORDED:
 12-04-2009 04:32:00 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY E. NAVARRO
 DPTY

BK: RE 2924

PG: 945-946

Excise Tax \$ EXEMPT Recording Time, Book and Page

Tax Lot No.: _____ Parcel Identifier No.: 01291452
 Verified by: _____ County on the _____ day of _____

By: _____

Mail after recording to Eric DeMarko

This instrument was prepared by: Brock & Scott, PLLC

Brief description for the Index

Lot 27, of Tipton Estates, as recorded in Plat Book 25,
 Page 92.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 4th day of December, 2009, by and between

Grantor	Grantee
Fannie Mae aka Federal National Mortgage Association	Eric DeMarko
	Mailing Address: <u>4602 S. Stratford Road</u> <u>Winston Salem, NC 27103</u> Property Address: 1999 Cartwright Drive Kernersville, NC 27284
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 into the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Kernersville, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN and designated as Lot 27, as shown on the plat of TIPTON ESTATES, Section No. 2, recorded in Plat Book 25, Page 92 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description.

Prior Grantor(s): RICHARD T. BORN, A MARRIED MAN and wife Kimberly Born
 Property Address: 1999 Cartwright Drive, Kernersville, NC 27284

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 2878, Page 2042, Forsyth County Public Register of Deeds.

A map showing the above described property is recorded in Map Book 25, Page 92.

TO HAVE AND TO HOLD the aforesaid lot or parcel or 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:

Easements, conditions, restrictions of record, and the 2010 Ad Valorem property taxes, a lien now due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Fannie Mae aka Federal National Mortgage Association by BROCK & SCOTT, PLLC, as Attorney-In-Fact

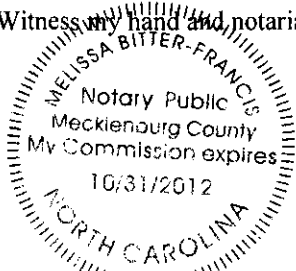
By: _____
Name: Mark A. Pearson
Title: Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that the following person personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Mark A. Pearson as Member Manager for BROCK & SCOTT, PLLC as Attorney in Fact for Fannie Mae aka Federal National Mortgage Association by BROCK & SCOTT, PLLC, Attorney in Fact.

Witness my hand and notarial seal, this 2 day of December, 2009.



M B - F
Notary Public
Name: Melissa Bitter-Francis
My Commission Expires: October 31, 2012

This notary acknowledgement made pursuant to new NCGS § 10B-40, §10B-41, § 47-37.1(b). Effective December 1, 2005. (Affix Notarial Seal/Stamp)