



2010018007 00005
FORSYTH CO, NC FEE \$25.00

GOVERNMENT

PRESENTED & RECORDED:
05-17-2010 09:03:00 AM

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

BK: RE 2945
PG: 4458-4460

NO REVENUE STAMPS - GOVERNMENT EXEMPTION

DRAWN BY: The O'Brien Law Firm Co., LPA *Bot 70*
MAIL TO: 101 South Elm Street Suite 225, Greensboro, NC 27401
Grantor: Secretary of Housing and Urban, 40 Marietta Street, Atlanta, GA 30303
NOT GRANTOR'S PRIMARY RESIDENCE
Taxes: 2009 TAXES PAID IN THE AMOUNT OF \$880.67
Property Address: 4996 LA CREST COURT, WALKERTOWN, NC, 27051
Tax Mailing Address: 1380 KERNER ROAD; KERNERSVILLE, NC 27284
FHA Case No.: 381-677250 File No.: NC-14938
Tax ID#: 3006 130

SPECIAL WARRANTY DEED

THIS DEED, made this 11 day of May, 20 10, by Secretary of Housing and Urban Development of Washington D.C., party of the first part, to CASHION ENTERPRISES, LLC, party(ies) of the second part,

WITNESSETH: That the said party of the first part in consideration of TEN DOLLARS (\$10.00) amount and other considerations, to him paid by the said party(ies) of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party(ies) of the second part, and the heirs and assigns of said party(ies) of the second part, all that certain lot or parcel of land situated in the County of FORSYTH, State of North Carolina, more particularly described as follows, to wit:

SEE EXHIBIT A LEGAL DESCRIPTION ATTACHED HERETO

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said party(ies) of the second part and the heirs and assigns of said party(ies) forever.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

AND THE SAID PARTY of the first part doth covenant that he is seized of said premises in fee and has the right to convey same in fee simple; that he will WARRANT AND DEFEND the said title to the same against the claims of all persons claiming by, through and under him.

IN WITNESS WHEREOF the undersigned on this 11 day of May, 2010, has set his/her hand and seal as Authorized Agent for the Secretary of Housing and Urban Development, under authority and by virtue of a delegation of authority published at 70 FR 43171 (July 26,2005).

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By: [Signature] (SEAL)

Name: Shamona Truesdale

Title: Designated Signatory for Harrington, Moran and Barksdale, Inc., Marketing and Management Contractor, Authorized Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Judith Calabrese, a Notary Public for said County and State, do hereby certify that Shamona Truesdale, Designated Signatory for Harrington, Moran and Barksdale, Inc., Marketing and Management Contractor and Authorized Agent for the Secretary of Housing & Urban Development, personally appeared before me this day whose authority is vested in him/her by 70 FR 43171 (July 26,2005) and acknowledged that he/she signed the foregoing instrument on the day and year within mentioned for and on behalf of the Secretary of Housing and Urban Development.

Witness my hand and official seal, this 11 day of May, 2010.



[Signature]
NOTARY PUBLIC

My Commission Expires: 9-17-2014

PREPARED BY THE O'BRIEN LAW FIRM CO., LPA, AS CLOSING AGENT FOR THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

**EXHIBIT A
LEGAL DESCRIPTION**

File No. NC-14938

Parcel No. 3006 130

All that parcel of land lying in Middlefork Township, County of Forsyth and State of North Carolina, containing 2.250 acres, more or less, as shown on a survey dated April 18, 1984 by Gupton-Skidmore Associates, and being described more particularly as follows:

BEGINNING AT AN IRON STAKE, northwest corner of said parcel, said point being the Northeast corner of the property of Tommy M. Alphin (Record Book 1380 at Page 999) and the Northwest corner of the property of RL. Fletcher (Record Book 1377 at page 1151) and being the Southeast corner of the property of Stanley R. Norris, (Deed Book 1189, page 666) and Southwest corner of Sunny Terrace Section One (Plat Book 26, page 22) and being located North 05" 04' 13" East 1124.83 feet from an iron stake located in the North right of way line of Day Road; and running from said place of beginning with the South line of R L. Fletcher South 56' 40' 21" East 330.67 feet to an iron stake; running thence South 05" 04' 13" West 286.88 feet to an iron stake located in the North line of the property of Gregory D. Fox; running thence with the North line of the property of Gregory D Fox North 73" 47' 48" West 296.86 feet to an iron stake located in the East line of the property of Tommy M. Alphin; and running thence with the East line of the property Tommy M. Alphin North 05" 04' 13" East 386.11 feet to the place of beginning.

Together with a perpetual and non-exclusive right of way and easement for ingress and regress (including the right to have same traversed by public utility lines and the right to maintain same for vehicular traffic) over and across a parcel of land 20 feet in width and 769.06 in length leading from the Northeast corner of aforesaid 2.250 acre parcel to an access and utility easement (hereinafter described and sometimes referred to as La-Crest Court), the North line of which easement is described more particularly as follows:

BEGINNING at an iron stake, Northeast corner of aforesaid 2.250 acre parcel and running thence with the South line of the property of RL Fletcher South 56' 40' 21" East 679.06 feet to an iron stake located in the West line of culdesac at the Northern terminus of 60 foot access easement hereafter described and

TOGETHER with a perpetual and non-exclusive right of way and easement for ingress and regress (including the right to have same traversed by public utility lines and the right to maintain same for vehicular traffic) over and across a parcel of land designated as La-Crest Court on aforesaid survey by Gupton-Skidmore Associates, said street being described as follows:

BEGINNING at iron stake located in the North right of way line of Day Road, said point being located the three (3) following courses and distances along the North right of way line of Day Road from the old Southeastern corner of the property of Powell Day with the Southwestern corner of the property of Stanley E. Norris (Deed Book 1216, page 1542, Tax Lot 111, Block 3010, Forsyth County Tax Maps); (1) North 53' 34' 53" West 658.68 feet to an iron stake; (2) North 54° 26' 49" West 106.44 feet to an iron stake; and (3) North 67° 39' 16" West on a curve to the left a chord distance of 91.43 feet to an iron stake, aforesaid point of Beginning; and running thence as a curve to the left North 00' 33' 03" East a chord distance of 137.26 feet to an iron spike; running thence North 09' 13' 09" West 398.00 feet to an iron stake; running thence on a curve to the right North 14' 03' 52" East a chord distance of 19.76 feet to an iron stake; running thence on a curve to the left North 06' 07' 59" East a chord distance of 57.01 feet to an iron stake; running thence on a curve to the left North 55' 30' 39" West a chord distance of 55.71 feet to an iron stake; running thence on a curve to the left South 63° 41' 38" West a chord distance of 55.61 feet to an iron stake; running thence on a curve to the left South 11° 13' 46" East a chord distance of 77.18 feet to an iron stake, running thence on a curve to the right South 32' 30' 10" East a chord distance of 19.76 feet to an iron stake; running thence South 09° 13' 09" East 398.80 feet to an iron stake; running thence on a curve to the right South 00° 41' 31" West *a chord distance of 118.57 feet to an iron stake located in the North right of way line of Day Road; and running thence with the North right of way line of Day Road on a curve to the right South 8° 17' 56" East a chord distance of 60.03 feet to an iron stake, the place of BEGINNING. Aforesaid street being designated La-Crest Court of aforesaid survey.

*Curve Data as follows; Delta = 22° 39' 08"; Tangent = 75.00'; Radius = 374.45'; and C = 147.08'.

Together with improvements located thereon; Said property is commonly known as 4955 Lacrest Court NKA 4996 Lacrest Court, Walkertown, NC 27051.