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2010020135 00287 FORSYTH CO, NC FEE \$22.00 STATE OF NC REAL ESTATE EXTX \$193.00

PRESENTED & RECORDED: 05-28-2010 04:56:00 PM C. NORMAN HOLLEMAN REGISTER OF DEEDS BY. RANDY L SMITH DPTY

BK: RE 2948 PG: 1743-1744

WARRANTY DEED
R IMPLIED.
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THIS DEED made this the 29 day of April , 2010 by GREEN TREE SERVICING, LLC (successor in interest to Green Tree Financial Servicing Corporation), a Delaware limited liability company, whose mailing address is 1400 Westgate Center Drive, Suite 101, Winston-Salem, North Carolina 27103, hereinafter referred to as "Grantor", and ALEX S. MABE and wife AMANDA DAWN MABE, hereinafter referred to as "Grantee";

The designation Grantors and Grantees 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 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 \_\_\_\_\_\_ Township, Forsyth County, North Carolina, and more particularly described as follows:

BEGINNING at a iron found in the southern margin of the right of way of N. C. S. R. 1940 (a/k/a Lake Woussickett Road), said iron being in the northwest corner of the property of James Tuttle (see Deed recorded in Book 1431, Page 1203, Forsyth County Registry), now or formerly; thence with the western boundary line of the aforesaid property of James Tuttle South 03 degrees 00 minutes 00 seconds West 460.00 feet to an iron set, said iron being located North 03 degrees 00 minutes 00 seconds East 456.93 feet from an iron found; thence North 87 degrees 00 minutes 00 seconds West 176.55 feet to an iron set; thence a new line North 03 degrees 00 minutes 00 East 526.89 feet to an iron set in the southern margin of Lake Woussickett Road; thence with the Southern margin of Lake Woussickett Road South 66 degrees 15 minutes 00 seconds East 188.50 feet TO THE POINT AND PLACE OF BEGINNING, containing approximately 2.00 acres as shown on unrecorded survey dated January 12, 1998, prepared by R. Craig Sizemore, R. L. S. (Job No. 971203), which survey is incorporated herein by this reference.

Woussickett

Property Address: 4410 Lake Waksielakt, Germanton, NC 27108

The property hereinabove described was acquired by Grantor by instrument recorded in **Deed Book 2933, Page 4116, 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.

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And the Grantor covenant with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to restrictive covenants, easements, rights of way of record, if any and any ad valorem taxes.

IN WITNESS WHEREOF, the Grantor hereunto sets his/her hand and seal the day and year first above written.

GREEN TREE SERVICING, LLC (successor in interest to Green Tree Financial Servicing Corporation, a Delaware Limited Liability Company

By: If when se

Daria J. Horning NOTARY PUBLIC State of Minnesota

(Company Name)

STATE OF Winnesota )

COUNTY OF Bambuy )

I, a Notary Public of the County and State aforesaid, certify that keyling Miller personally came before me this day and acknowledged that he/she is authorized signor of GREEN TREE SERVICING, LLC (successor in interest to Green Tree Financial Servicing Corporation), a Delaware limited liability company, and that said writing was signed by him/she on behalf of said Company by its authority duly given. And the said acknowledged the said writing to be the act of said Company. I do certify that I am not a party to the attached instrument.

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

My Commission Expires  $\sqrt{-3(-13)}$