



2010045727 00032  
FORSYTH CO, NC FEE \$25.00  
STATE OF NC REAL ESTATE EXT  
\$120.00

PRESENTED & RECORDED:  
11-24-2010 09:33:18 AM  
C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: RANDY L SMITH  
DPTY

BK: RE 2976  
PG: 2267-2269

Excise Tax \$ 120.00

ENVELOPE

NO OPINION OF TITLE IS EITHER EXPRESSED OR IMPLIED.

Prepared By: John A. Meadows, Esquire

Return To: \_\_\_\_\_

STATE OF NORTH CAROLINA )

)

WARRANTY DEED

COUNTY OF FORSYTH )

THIS DEED made this the 17<sup>th</sup> day of November, 2010 by GREEN TREE SERVICING, LLC (f/k/a Conseco Finance Servicing Corp. f/k/a/ Green Tree Financial Servicing Corporation), a Delaware limited liability company, whose mailing address is 7031 Albert Pick Road Suite 304 Greensboro, North Carolina 27409, hereinafter referred to as "Grantor", and BRENDA E. PUFFENBARGER hereinafter referred to as "Grantee"; and husband, BRIAN EUGENE PUFFENBARGER

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: (including permanent structures, if any, and any other improvements attached to the real property including any mobile home or manufactured home, whether single wide or double wide, located thereon).

**Lying and being in Old Richmond Township, Forsyth County, North Carolina, and more particularly described as follows:**

Beginning at a Northeast corner of David L. Myers property as recorded in Deed Book 533, Page 363, Forsyth County Registry. Said Point also being a Point in the middle of a 60-foot right of way in the Boiling Springs Road and continuing thence on an arc in the middle of said right of way the following three (3) measurements: South 60 degrees 00 minutes East 90.74 feet to a point; South 64 degrees 57 minutes 30 seconds East 89.81 feet to a point; South 68 degrees 02 minutes 30 seconds East 148 feet to a point in the middle of said right of way; thence South 04 degrees 50 minutes 53 seconds West 115.50 feet to an iron in the West line of Charles Norwood (Book 1702 Page 182); thence North 71 degrees 03 minutes 05 seconds West 196.87 feet to an iron, the Northwestern corner of Tax Block 4740, Lot 14D; thence South 06 degrees 37 minutes 00 seconds East 152.73 feet to an iron; thence North 89 degrees 41 minutes 30 seconds West 149.99 feet to an Iron Stake in the center of Sprinkle Road; thence with said road North 05 degrees 32 minutes East 489.05 feet to the Point and Place of beginning, containing 1.4259 acres, more or less, as described in a survey by R. Craig Sizemore, R.L.S., dated April 17, 1997 and noted as Job No. 9704.15.

Also being known as Lot 14E of Block 4740 as shown in the Forsyth County Tax Maps.

This Conveyance is subject to a perpetual easement of ingress and egress over the following described 30-foot wide roadway easement lying appurtenant to the above-described tract and to the right of way line of Boiling Springs Road; to wit: Beginning at an Iron Stake, the Northwestern most corner of the above described tract; proceeding thence North 05 degrees 17 minutes East 96.69 feet to an Iron Stake in the right of way line of Boiling Springs Road, thence with the right of way line of Boiling Springs Road, South 65 degrees 37 minutes East 31.70 feet to an Iron Stake; thence South 05 degrees 17 minutes West 93.65 feet to an Iron Stake in the Northernmost line of the above-described tract; thence with the Northernmost line of said tract North 71 degrees 00 minutes 40 seconds West 30.88 feet to the Point of Beginning. (See attached Exhibit "A" for new survey description)

Property Address: 5580 Boiling Springs, Tobaccoville, NC 27050

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2960, Page 761, 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 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 (f/k/a Conseco Finance Servicing Corp. f/k/a/ Green Tree Financial Servicing Corporation), a Delaware Limited Liability Company under the laws of the State of Delaware

By: [Signature] Title

STATE OF Minnesota )  
 )  
COUNTY OF Ramsey )

I, a Notary Public of the County and State aforesaid, certify that Karin L Miller personally came before me this day and acknowledged that he/she is authorized Signer of GREEN TREE SERVICING, LLC (f/k/a Conseco Finance Servicing Corp. f/k/a/ Green Tree Financial Servicing Corporation), a Limited Liability Company under the laws of the State of Delaware, and that said writing was signed by him/she on behalf of said Company by its authority duly given. And the said authorized Signer 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 17<sup>th</sup> day of November, 2010.

My Commission Expires 1/31/2015

[Signature]  
Notary Public  
Delores E. Kargleder  
NOTARY PUBLIC  
State of Minnesota  
My Commission Expires 1-31-2015

**EXHIBIT "A"**

**BEGINNING at a nail placed, in the center of the intersection of Boiling Springs Road (SR 1616) and Sprinkle Road (SR 1617), said nail marking the point and place of Beginning as above described; thence from said Beginning point and following the center of Boiling Springs Road, South 59° 58' 12" East 90.56 feet to a point; thence South 64° 57' 30" East 89.81 feet to a point; thence South 68° 02' 53" East 148.08 feet to a nail placed in the center of Boiling Springs Road; thence leaving Boiling Springs Road South 04° 54' 10" West 115.48 feet to an existing iron pin; thence North 71° 04' 03" West 167.94 feet to an existing iron pin; thence North 70° 55' 48" West 30.83 feet to an existing iron pin; thence South 06° 37' 00" East 152.67 feet to an existing iron pin; thence North 89° 41' 30" West 149.99 feet to a nail placed in the right of way of Sprinkle Road; thence following Sprinkle Road North 05° 34' 02" East 341.64 feet to the point and place of BEGINNING, containing 1.42522 acres as shown on the survey by Thomas A. Riccio and Associates, PLS, dated November 17, 2010 and entitled "SURVEY PREPARED FOR BRENDA E. PUFFENBARGER"**