



2010049580 00227

FORSYTH CO, NC FEE \$25.00  
STATE OF NC REAL ESTATE EXTX  
\$24.00

PRESENTED & RECORDED:  
12-20-2010 01:57:14 PM  
C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: S. GRIFFITH  
ASST

BK: RE 2981  
PG: 950-952

State Tax / Revenue Stamps: \$ \_\_\_\_\_  
Tax Lot No. \_\_\_\_\_ Parcel Identifier Nos. **Block 1908 Lot 18 B**  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail after recording to Tornow & Kangur, LLP (Box 76)  
mail tax bills to: Grantee: 1820 Clayton Street, Apt. 14  
Winston-Salem, NC 27105

This instrument was prepared by David R. Caudle, Attorney, 2101 Rexford Road Suite 165W, Charlotte, NC 28211

Brief description for the Index **Lots 19 and 20 of Forest Hills**

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this 9th day of December, 2010, by and between

| GRANTOR  | GRANTEE   |
|--|---|
| <b>The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-2</b> | <b>Maria Castillo Bernal (married)</b><br><b>and</b><br><b>Crystal Garcia Castillo (unmarried)</b><br>as joint tenants with right of survivorship |

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 the City of Winston Salem, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

**182 CLAYTON STREET, WINSTON SALEM, NC 27105**

**SEE ATTACHED EXHIBIT "A"**

**Parcel ID: Block 1908 Lot 18 B**

\_\_\_\_\_ If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

Prior Grantor(s): **Brian Clark and wife Cynthia Epperson Olson Clark**  
Address: **182 Clayton Street, Winston Salem, NC 27105**

NOTE: THIS FORM CONTAINS REVISIONS WHICH ARE DIFFERENT FROM THE PROVISIONS OF THE OFFICIAL FORM PROMULGATED BY THE NORTH CAROLINA BAR ASSOCIATION AND SHOULD BE CAREFULLY REVIEWED PRIOR TO EXECUTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book RE 2944, Page 3084, Forsyth County Public Registry.

A map showing the above described property is recorded in Plat Book 7, Page 29

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, except for the exceptions hereafter stated.

Title to the property hereinabove described is subject to the following exceptions: Easements, conditions, restrictions of record and the 2009 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.

The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-2, by its Attorney-in-Fact, Litton Loan Servicing, L.P.

(Corporate Name)

By: Sandra Castille  
Sandra Castille  
VICE PRESIDENT (title)

USE BLACK INK ONLY

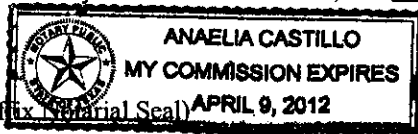
\_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL)

STATE OF TX

COUNTY OF HARRIS

I, Anaelia Castillo, a Notary Public, hereby certify that Sandra Castille, Authorized Signatory (title) of Litton Loan Servicing, L.P., attorney-in-fact for The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-2, personally appeared before me this day, and being duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-2. Litton Loan Servicing, L.P.'s authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book RE 2956, Page 4339 in the Office of the Register of Deeds for Forsyth County, North Carolina and that this instrument was duly executed under and by virtue of the authority given by said instrument granting it Power of Attorney; that Sandra Castille acknowledged that he is Authorized Signatory (title) of Litton Loan Servicing, L.P., a Limited Partnership, that by authority duly given and as the act of Limited Partnership as Attorney-In-Fact for The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-2, the foregoing instrument was duly executed for the purpose therein expressed by its Authorized Signatory (title) of Litton Loan Servicing, L.P. (Attorney-In-Fact for The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-2, for and in behalf of said The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-2).

Witness my hand and notarial seal, this 9 day of dec, 2010.



Notary Public [Signature]  
My Commission Expires \_\_\_\_\_

STATE OF TX, HARRIS County, ss: \_\_\_\_\_

The foregoing Certificate(s) of \_\_\_\_\_

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By \_\_\_\_\_ Deputy/Assistant-Register of Deeds.

NOTE: THIS FORM CONTAINS REVISIONS WHICH ARE DIFFERENT FROM THE PROVISIONS OF THE OFFICIAL FORM PROMULGATED BY THE NORTH CAROLINA BAR ASSOCIATION AND SHOULD BE CAREFULLY REVIEWED PRIOR TO EXECUTION.

**EXHIBIT "A"**

**182 CLAYTON STREET, WINSTON SALEM, NC 27105**

**TRACT 1**

**BEING KNOWN AND DESIGNATED as Lots 19 and 20 as shown on the Plat of Forest Hills, Section 1, recorded in Plat book 7, Page 29 in the Office of the Register of Deeds of Forsyth County, North Carolina, and reference is hereby made to said plat for a more accurate description of said lots.**

**TRACT 2**

**BEGINNING at a point in the south side of Clayton Street, the northwest corner of Lot 19, running thence along the south side of said street in a westwardly direction 27.5 feet to a point, the middle line of Lot 18, 145 feet to a point in the northern line of Lot 15, thence along a part of the northern line of Lot 15 in an eastwardly direction 27.5 feet to a point, the northwest corner of Lot 14; thence along the west line of Lot 19 in the northerly direction 145 feet to the plat of BEGINNING. The property described herein is the southeast half of one-half of Lot 18 that joins Lot 19 as shown on the plat of Forest Hills, Section 1, a plat of said property being recorded in Plat book 7, Page 29 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.**

**Parcel ID: Block 1908 Lot 18 B**