



2011022819 00174

FORSYTH CO. NC FEE \$25.00  
STATE OF NC REAL ESTATE EXTX  
\$100.00

PRESENTED & RECORDED:  
06-17-2011 03:41:57 PM

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

BK: RE 3006  
PG: 3182-3184

#71

Excise Tax 100.00

Recording Time, Book, Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 6829-87-7829.00  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20  
by \_\_\_\_\_

Mail after recording to <sup>By 71</sup>GRANTEE 2713 Stable Hill Trail, ~~Winston Salem, NC~~ 27284  
This instrument was prepared by Burke & Associates/BPR  
Kernersville

No Title Search Done by Burke & Associates

Brief Description for the index

Lot No. 96, Pinebrook Valley, Section  
No. 2

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this June 13, 2011 by and between

GRANTOR

GRANTEE

**CitiMortgage, Inc., by its attorney in fact,  
National Default REO Services LLC a  
Delaware Limited Liability Company d/b/a  
First American Asset Closing Services**

**1000 Technology Drive  
O'Fallon, Missouri 63304**

**Robert E. Leath**

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 County of **Forsyth**, North Carolina and more particularly described as follows:

**See Attached Exhibit "A"**

All or a portion of the property herein conveyed \_\_\_\_\_ includes or X does not include the primary residence of a Grantor.

The property hereint above described was acquired by Grantor by instrument recorded in **Book 2997, Page 2465-2467.**

A map showing the above described property is recorded in **Plat Book 26, Page 31.**

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 the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of 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:

All valid and enforceable easements, restrictions, and conditions of record and the lien of ad valorem tax for the current year which the Grantee agrees to assume and pay.

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.

**CitiMortgage, Inc., by its attorney in fact,  
National Default REO Services LLC a  
Delaware Limited Liability Company d/b/a  
First American Asset Closing Services**

USE  
BLACK  
INK  
ONLY

By:   
**Charlotte Elliott** (Title) *V.P.*

STATE OF Texas COUNTY OF Dallas  
Tommy Hargraves

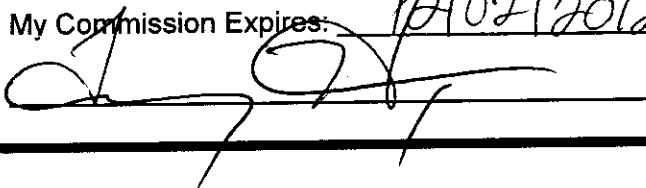
SEAL-  
STAMP

USE  
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ONLY

I, Tommy Hargraves, a Notary of the County and state aforesaid, do hereby certify that Charlotte Elliott, Vice President and authorized signer of National Default REO Services, a Delaware Limited Liability Company, d/b/a First American Asset Closing Services ("FAACS") as Attorney-in-Fact and/or Agent of CitiMortgage, Inc., personally appeared before me this day and being, by me, duly sworn says that by authority duly given and as the act of National Default REO Services, LLC a Delaware Limited Liability Company, d/b/a First American Asset Closing Services as Attorney-in-Fact the foregoing instrument was signed in its name by Charlotte Elliott Vice President and authorized signer of National Default REO Services, a Delaware Limited Liability Company, d/b/a First American Asset Closing Services ("FAACS") as Attorney-in-Fact and/or Agent of CitiMortgage, Inc. and that its authority to execute said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds in the County of Forsyth, State of North Carolina, on this 12<sup>th</sup> Day of April, 2010 in Book 2940 at Page 3252, and this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, the 13 day of June, 2010.

My Commission Expires: 12/02/2012

 Notary Public



**Exhibit "A"**

**Being all of Lot No. 96 of Pinebrook Valley, Section No. 2 as shown on plat recorded in Plat Book 26 at Page 31, Forsyth County Registry.**

**Property is subject to Restrictive Covenants as recorded in Book 1164, Page 1699 and Book 1185 at Page 1534, Forsyth County Registry.**

**Property is commonly known as 1208 W. Rollingwood Circle, Winston Salem  
Parcel ID#: 6829-87-7829.00**