



2012039927 00150
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 09-11-2012 03:19:57 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: S. GRIFFITH
 ASST

BK: RE 3079
PG: 2389-2390

Excise Tax \$ *EXEMPT*

Recording Time, Book and Page

Tax Lot No.: *Parcel No.: 6834-87-0239.00* Parcel Identifier No.: **0927 202**
 Verified by: _____ County on the _____ day of _____

By: _____

Mail after recording to PAULA R. HERNANDEZ and LUIS FELIX MORA GERONIMO *Box 36*

This instrument was prepared by: Mark A. Pearson, Attorney at Law/Brock & Scott, PLLC

Brief description for the Index

Lot 202 of REYNOLDS PLACE recorded in Plat Book
 1, page 48

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 29th day of August, 2012, by and between

Grantor	Grantee
Federal Home Loan Mortgage Corporation	PAULA R. HERNANDEZ and LUIS FELIX MORA, GERONIMO
Mailing Address: 5000 Plano Parkway Carrollton, Texas 75010	Mailing Address: <i>2019 Althea St.</i> <i>Winston-Salem, NC 27107</i>
	Property Address: 2019 Althea Street Winston Salem, NC 27107
Enter in appropriate block for each party; name, address, and, if appropriate, character of entity, e.g. corporation or partnership.	

Notice per NCGS §105-317-2: The above mentioned property is not a primary residence of the Grantor.

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 into 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:

BEING KNOWN AND DESIGNATED as Lot 202 as shown on the Map of REYNOLDS PLACE recorded in Plat Book 1, page 48 (2) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING INFORMALLY KNOWN as Tax Lot 202, Block 0927, Winston Township, Forsyth County Tax Records.

Prior Grantor(s): North End Properties, LLC
Property Address: 2019 Althea Street, Winston Salem, NC 27107

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 3073, Page 2605, Forsyth County Public Register of Deeds.

A map showing the above described property is recorded in Map Book 1, Page 48.

TO HAVE AND TO HOLD the aforesaid lot or parcel or 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 hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements, conditions, restrictions of record, and the 2012 Ad Valorem property taxes, a lien but not yet 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.

Federal Home Loan Mortgage Corporation by
BROCK & SCOTT, PLLC, as Attorney-In-Fact.

By: _____
Name: Mark A. Pearson
Title: Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that the following person personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Mark A. Pearson (name of signer) as Member Manager for BROCK & SCOTT, PLLC as Attorney in Fact for Federal Home Loan Mortgage Corporation by BROCK & SCOTT, PLLC, Attorney in Fact. *

Witness my hand and notarial seal, this 29 day of August, 2012.

JACKIE A SADLER
NOTARY PUBLIC
CABARRUS COUNTY, NC
My Commission Expires 7-4-2014

Jackie A. Sadler
Notary Public
Name: Jackie A. Sadler
My Commission Expires: July 4, 2014

This notary acknowledgement made pursuant to new NCGS § 10B-40, §10B-41, § 47-37.1(b). Effective December 1, 2005.
(Affix Notarial Seal/Stamp)

* See Power of Attorney recorded in
Book 26291, Page 306, Mecklenburg
County Registry.