



2013002347 00192

FORSYTH CO, NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$136.00

NON-STANDARD DOC FEE \$25.00

PRESENTED & RECORDED:

01-16-2013 04:08:12 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L. SMITH

DPT

BK: RE 3101

PG: 4018-4020

**NON-STANDARD
DOCUMENT**

Mail deed and tax bills to Grantee: 2061 Pondarosa Drive, Kernersville, NC 27284

Prepared by: N. Alan Bennett (Thomas and Bennett)
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$ -

Brief description: Lot 9, Tipton Estates, Section 4

SPECIAL WARRANTY DEED

THIS DEED made this 10 day of January, 2013, by and between:

GRANTOR:

VANDERBILT MORTGAGE AND FINANCE, INC.,
a Tennessee corporation

Grantor address:

PO Box 9800

Maryville, TN 37802-9800

GRANTEE:

DELIA PINZON

Grantee address:

2061 Pondarosa Drive

Kernersville, NC 27284

ENVELOPE

The property conveyed does not include the primary residence of the Grantor.

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

BEING KNOWN AND DESIGNATED as Lot 9 of Tipton Estates, Section 4, a map and plat of which is recorded in Plat Book 26, Page 143 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is the same property as described in Book 3036, Page 466, Forsyth County Registry and is designated as Tax PIN 6878-99-4411.00 (Block 5224A, Lot 009) on the Forsyth County tax maps.

There is conveyed herewith the 2007 CMH Cumberland Manufactured Home bearing Serial Number CLRO24819TNAB which is attached and affixed to the land as part of the real estate. (See the Declaration of Intent to Affix the Manufactured Home to Real Property executed by Larry R. Stewart and wife, Jetta L. Stewart and recorded on October 9, 2007 in Book 2788, Page 772, Forsyth County Registry.)

Property Address: 2061 Pondarosa Drive, Kernersville, NC 27284

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 following exceptions:

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

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Vanderbilt Mortgage and Finance, Inc., a Tennessee corporation

By: Joseph G. Johnson (Seal)
 Joseph G. Johnson ~~Michael Shelton~~ (Strike through the name that does not apply)
 Authorized Agent pursuant to Secretary's Certificate attached hereto.

Tennessee, Blount County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Joseph G. Johnson ~~Michael Shelton~~
 (Notary to strike through the name that does not apply)

January 10, 2013

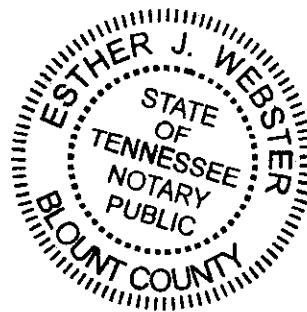
Place notary seal below this line:

Esther J. Webster

Notary Public

Print/Type Name: Esther J Webster

My Commission Expires: 4-30-16



Prepared by
Kasey A. Hall
Vanderbilt Mortgage and Finance, Inc.
PO Box 9800
Mayfield TN 37052

Vanderbilt Mortgage and Finance, Inc.

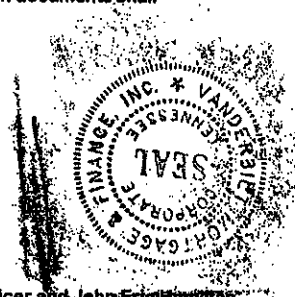
Secretary's Certificate

I, the undersigned, hereby certify that I am the duly elected Secretary of Vanderbilt Mortgage and Finance, Inc. ("Vanderbilt") and further certify that the following resolution is a true and accurate statement of resolution duly adopted by the Board of Directors of Vanderbilt as of the 25th day of October 2012, and that such resolution has not been rescinded or amended and is in full force and effect as of the date hereof:

"BE IT RESOLVED, the Board of Directors deems it necessary that, in the normal course of business, certain individuals be empowered to represent and bind the Company by their signature on certain documents that are required to sell properties, either real or personal. Such documents include, but may not be limited to, notes, mortgages, deeds, assignments and satisfactions.

RESOLVED FURTHER, that the authorized signatures on such documents shall be any of the following:

Paul W. Nichols
John Eric Hamilton III
Amber W. Krupacs
David Barton
Simon Hughes
Robert Morris
Joseph G. Johnson
J.S. Griffin
George Robinson
Michael Shelton



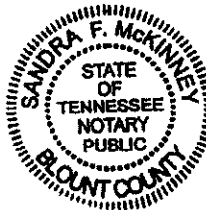
FURTHER RESOLVED, that Paul Nichols, Chief Executive Officer and John Eric Hamilton III, President by their signatures, are authorized to enter into any and all contractual obligations on behalf of Vanderbilt Mortgage and Finance, Inc."

IN WITNESS WHEREOF, I have signed my name and affixed the corporate seal of Vanderbilt Mortgage and Finance, Inc. this 25th day of October, 2012.

Amber W. Krupacs
Amber W. Krupacs, Secretary

State of Tennessee
County of Blount

The foregoing instrument was acknowledged before me this 25th day of October, 2012 by Amber W. Krupacs.



Sandra F. McKinney
(Notary Public)
My Commission Expires: 6/3/2014

Phyllis Lee Crisp, Register
Blount County Tennessee
Rec #: 435698
Rec'd: 10.00 Instrument #: 684329
State: 0.00
Clark: 0.00
Other: 2.00 1/2/2013 at 12:56 PM
Total: 12.00 in
Record Book 2544 Pgs 2513-2513

STATE OF TENNESSEE
BLOUNT COUNTY

I, *Peggy Lawson* Dept. Register for said Blount County, do hereby certify that the foregoing instrument from *Paul W. Nichols* to *Vanderbilt Mortgage and Finance, Inc.*

in a full true and complete copy of the same as appears of record in my office

Record Book Vol. *2844* page *2513-2513*

Witness my hand and seal at office this *2nd* day of *January*, 2013

** John Eric Hamilton III*
Amber W. Krupacs
David Barton
Simon Hughes
Robert Morris
Joseph G. Johnson
J.S. Griffin
George Robinson
Michael Shelton
Paul Nichols



Register
By *Peggy Lawson* D.P.
John Eric Hamilton III
Amber W. Krupacs
David Barton
Simon Hughes
Robert Morris
Joseph G. Johnson
J.S. Griffin
George Robinson
Michael Shelton
Paul Nichols