

  
**2013005834 00220**  
 FORSYTH CO, NC FEE \$26.00  
**GOVERNMENT**  
PRESENTED & RECORDED:  
**02-07-2013 04:35:34 PM**  
 C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
 BY: S. GRIFFITH  
ASST  
**BK: RE 3105**  
**PG: 2446-2447**

Excise Tax      \$ *EXEMPT*      Recording Time, Book and Page

Tax Lot No.: \_\_\_\_\_ Parcel Identifier No.: **5246A005**  
 Verified by: \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_

By: \_\_\_\_\_  
*Box 22*

Mail after recording to **CHRISTY LEE McBRIDE and ERIC BRANDON McBRIDE**

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

**Brief description for the Index**

Lot Number 5, of DEER PATH, SECTION 1, Plat Book  
 32, Page 149

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this 14th day of December, 2012, by and between

Grantor	Grantee
Federal Home Loan Mortgage Corporation	CHRISTY LEE McBRIDE and ERIC BRANDON McBRIDE
Mailing Address:  5000 Plano Parkway Carrollton, Texas 75010	Mailing Address:  <i>SAME AS BELOW</i>   Property Address:  9316 Deer Path Lane Kernersville, NC 27284
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 Kernersville, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 5, as shown on the map of DEER PATH, SECTION 1, as recorded in Plat Book 32, Page 149 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Prior Grantor(s): ERIC D. McFARLAND and CHRISTINA E. McFARLAND  
Property Address: 9316 Deer Path Lane, Kernersville, NC 27284

The property hereinabove described was acquired by the Grantor by instrument recorded in Book RE 3078, Page 4035, Forsyth County Public Register of Deeds.

A map showing the above described property is recorded in Map Book 32, Page 149.

**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 2013 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.

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 14th day of December, 2012.

Rebecca M. Lail  
Notary Public  
Cabarrus County, NC  
My Commission Expires Nov. 7, 2017

Rebecca M. Lail  
Notary Public  
Name: Rebecca M. Lail  
My Commission Expires: November 7, 2017

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