



2013012269 00174

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

03-19-2013 03:31:37 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3112

PG: 1998-1999

Excise Tax \$ EXEMPT

Recording Time, Book and Page

Tax Lot No.: _____ Parcel Identifier No.: 1456 006
Verified by: _____ County on the _____ day of _____

By: _____

Onal Box 109

Mail after recording to RICKY L. CURRY

(1303072)

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

Brief description for the Index

Lot No. 6, of ALTA VISTA as recorded in Plat Book
13, Page 91**NORTH CAROLINA SPECIAL WARRANTY DEED**THIS DEED made this 12th day of March, 2013, by and between

Grantor	Grantee
Federal Home Loan Mortgage Corporation	RICKY L. CURRY
Mailing Address: 5000 Plano Parkway Carrollton, Texas 75010	Mailing Address: 749 BECKY HILL RD. LEXINGTON, NC 27295 Property Address: 724 West 26th Street Winston Salem, NC 27105

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 more particularly described by a legal description attached hereto and made a part thereof. Being the same premises conveyed to Robbie M. Watson & Shelbia J. Watson by deed dated 10/15/99 and recorded in the Forsyth county recorder's office in deed book 2089 page 2818. This is a first and paramount mortgage lien on the above described premises.

BEING KNOWN AND DESIGNATED as Lot No. 6, as shown on the Map of Part of ALTA VISTA as recorded in Plat Book 13, Page 91, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference, see Deed Book 1591, Page 1056, Forsyth County Registry.

BEING INFORMALLY KNOWN as Tax Lot 6, Block 1456, Winston Township, Forsyth County Tax Records.

Property address: 724 W. 26th Street, Winston-Salem, NC 27105

Prior Grantor(s): North End Properties, LLC

Property Address: 724 West 26th Street, Winston Salem, NC 27105

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 3102, Page 1836, Forsyth County Public Register of Deeds.

A map showing the above described property is recorded in Map Book 13, Page 91.

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 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 12th day of March, 2013.

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)