



**2013034786 00238**  
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
 07-25-2013 03:46:03 PM

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

**BK: RE 3136**  
**PG: 4347-4348**

Excise Tax      \$ Exempt      Recording Time, Book and Page

Tax Lot No.: \_\_\_\_\_ Parcel Identifier No.: **1411 127**  
 Verified by: \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_

By: \_\_\_\_\_

**Box 24**

Mail after recording to **HARBOUR HIGH YIELD FUND, LLC**

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

Brief description for the Index

Lots 127 and 128 as shown on Map of Columbia  
 Heights Extension

## NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 24th day of July, 2013, by and between

Grantor	Grantee
Fannie Mae aka Federal National Mortgage Association Mailing Address: 14221 Dallas Parkway, Suite 1000 Dallas, Texas 75254	HARBOUR HIGH YIELD FUND, LLC Mailing Address: 8214 Westchester Drive, Suite 635 Dallas, TX 75225 Property Address: 1222 Gholson Avenue 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 Lots 127 and 128 as shown on Map of Columbia Heights Extension as recorded in Plat Book 2 at Page 75 in the Office of the Register of Deeds of Forsyth County, North Carolina.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$10,800.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$10,800.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Prior Grantor(s): Timothy Inman  
Property Address: 1222 Gholson Avenue, Winston Salem, NC 27107

The property hereinabove described was acquired by the Grantor by instrument recorded in Book RE3115, Page 172, Forsyth County Public Register of Deeds.

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

**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.

**Fannie Mae aka Federal National Mortgage Association by BROCK & SCOTT, PLLC, as Attorney-In-Fact via Power of Attorney Recorded On November 7, 2008 in Book 24246 at Page 319 in the Mecklenburg County Register of Deeds**

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 Fannie Mae aka Federal National Mortgage Association by BROCK & SCOTT, PLLC, Attorney in Fact.

Witness my hand and notarial seal, this 24<sup>th</sup> day of July, 2013.

**Beth G Phillips**  
Notary Public  
Cabarrus County, NC  
My Commission Expires Oct. 25, 2017

Beth G. Phillips  
Notary Public  
Name: Beth G. Phillips  
My Commission Expires: October 25, 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)