



**2013046559 00067**  
 FORSYTH CO, NC FEE \$26.00

**GOVERNMENT**  
 PRESENTED & RECORDED:  
 10-04-2013 11:10:08 AM  
 C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3149**  
**PG: 1372-1373**

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

Tax Lot No.: \_\_\_\_\_ Parcel Identifier No.: 5167C025  
 Verified by: \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_

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

Box 24 - *Calaway*

Mail after recording to SHAUNA IRVIN

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

**Brief description for the Index**

BEING KNOWN AND DESIGNATED as Lot 25

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this 25th day of September, 2013, by and between

Grantor	Grantee
Federal Home Loan Mortgage Corporation	SHAUNA IRVIN
Mailing Address:  5000 Plano Parkway Carrolton, Texas 75010	Mailing Address: <b>Same as below</b>  Property Address:  4520 Effie Lane Walkertown, NC 27051
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 Walkertown, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 25 as shown on the Map of the Property of Alan Royal, Rickey Lee Lowery, and R. Don Cain, recorded in Plat Book 30 at Page 166, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This conveyance includes a Mobile Home which has been attached to the land as real property.

• Prior Grantor(s): Terry Canfield and Donna Canfield  
Property Address: 4520 Effie Lane, Walkertown, NC 27051

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 3141, Page 3818, Forsyth County Public Register of Deeds.

A map showing the above described property is recorded in Map Book 30, Page 166.

**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 2014 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: \_\_\_\_\_  
Name: Mark A. Pearson  
Title: Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, a Notary Public of Mecklenburg County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he/she is the \_\_\_\_\_ President of Federal Home Loan Mortgage Corporation, a corporation and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its \_\_\_\_\_ President.

Witness my hand and notarial seal, this 25th day of September, 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

(Affix Notarial Seal/Stamp)