



2013046798 00092

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$253.00

PRESENTED & RECORDED:  
10-07-2013 12:03:02 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: GAIL K PARHAM  
DPT

BK: RE 3149  
PG: 2344-2346

SPECIAL WARRANTY DEED

*Craig Brawley Box 36*

Excise Tax: \$ 253.00

Tax ID#: 3900-400F *6804-62-3473.00*

Property Address: 2950 BURLWOOD DRIVE, WINSTON-SALEM, NC 27103

Mail to: 2950 Burlwood Dr. Winston-Salem, NC 27103

Drawn by: Lancaster & Trotter, P.A.  
4430 Park Road  
Charlotte, NC 28209  
(704) 525-1702

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

THIS INDENTURE Made this 27 day of September, 2013, between THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF THE PROTIUM MASTER GRANTOR TRUST, hereafter GRANTOR, and WENDY WEEKS, hereafter GRANTEE. 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 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 ALL OF LOT 400F AS SHOWN ON THE "FINAL PLAT FOR HILLCREST PROPERTY, LLC" AS RECORDED IN PLAT BOOK 52, PAGE 93, OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

BEING INFORMALLY KNOWN AS TAX LOT 400F, BLOCK 3900, FORSYTH COUNTY TAX RECORDS.

SAVE AND EXCEPT ANY RELEASES, DEEDS OF RELEASE OR PRIOR CONVEYANCES OF RECORD.

SAID PROPERTY IS COMMONLY KNOWN AS 2950 BURLWOOD DRIVE, WINSTON-SALEM, NC 27103.

Deed Reference: Book 3079 Page 3086

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.


And the Grantor covenants with the Grantee, the 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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF THE PROTIUM MASTER GRANTOR TRUST

By: AMS SERVICING, LLC as Attorney-in-Fact

By:

  
Thomas Przybyla, AVP

STATE OF New York  
COUNTY OF Erie

On this 27 day of September, 2013, before me, the undersigned Notary Public, personally appeared Thomas Przybyla personally known to me to be the Attorney in Fact of AMS SERVICING, LLC (the "Executing Entity") and being by me duly sworn and known to me to be the person who executed the within instrument on behalf of said Executing Entity, a company that executed and whose name is subscribed to the within instrument as the attorney-in-fact for THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF THE PROTIUM MASTER GRANTOR TRUST and acknowledged to me that he/she subscribed the name of THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF THE PROTIUM MASTER GRANTOR TRUST thereto as principal and the name of the Executing Entity as Attorney-in-Fact for said THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF THE PROTIUM MASTER GRANTOR TRUST and that the Executing Entity executed the same as such attorney in fact and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds, County of Forsyth, State of North Carolina, on the 16<sup>th</sup> day of September, 2013, Book 3146 at Page 489.

WITNESS my hand and official seal.

Lisa J. Costa  
Notary Public Lisa J. Costa

LISA J. COSTA  
Notary Public, State of New York  
No. 01C06037786  
Qualified in Erie County  
Commission Expires March 20, 2014

My Commission Expires: 3/20/14

(Notary Seal)