

2013049864 00240

FORSYTH CO. NC FEE \$26.00  
GOVERNMENT  
PRESENTED & RECORDED  
10/25/2013 04:20:32 PM  
C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: LORI HOLLOWAY  
DPTY

BK: RE 3152  
PG: 1995 - 1996

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

Tax Lot No.: \_\_\_\_\_ Parcel Identifier No.: **0449 393**  
Verified by: \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_  
By: \_\_\_\_\_

Mail after recording to LOKAS INVESTMENTS, LLC      **Box 122**  
This instrument was prepared by: Mark A. Pearson, Attorney at Law/Brock & Scott, PLLC

Brief description for the Index  

SAID LOT LYING AND BEING ON THE EAST SIDE  
OF RICH AVENUE

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this 16th day of October, 2013, by and between

| Grantor                                                                                                                              | Grantee                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fannie Mae aka Federal National Mortgage Association                                                                                 | LOKAS INVESTMENTS, LLC                                                                                                                                |
| Mailing Address:<br><br>14221 Dallas Parkway, Suite 1000<br>Dallas, Texas 75254                                                      | Mailing Address:<br><b>3530 Meadow Glen Court</b><br><b>Clemmons, NC 27012</b><br>Property Address:<br><br>903 Rich Avenue<br>Winston Salem, NC 27101 |
| 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:

SAID LOT LYING AND BEING ON THE EAST SIDE OF RICH AVENUE, AND BEING THE  
NORTHEAST CORNER LOT AT THE INTERSECTION OF NINTH AND RICH AVENUE, HAVING

FRONTAGE ON RICH AVENUE OF 50 FEET AND OF THAT SAME WIDTH EXTENDING BACK EASTWARDLY BETWEEN PARALLEL LINE 110 FEET. BEING KNOWN AND DESIGNATED AS LOT NO. 393 AS SHOWN BY AND UPON A MAP OF NORTH CAMERON PARK ADDITION, MADE BY G.F. HINSHAW, C.E. , IN JANUARY, 1938, AND OF RECORD IN THE REGISTER OF DEEDS OFFICE OF FORSYTH COUNTY, N.C. IN PLAT BOOK NO. 8, PAGE 217, 8 SHEETS.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$42284.40 FOR A PERIOD OF 3 MONTHS 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 \$42248.40 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): Myrene E Staplefoote and Harvey L Staplefoote  
Property Address: 903 Rich Avenue, Winston Salem, NC 27101

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 3138, Page 3181, Forsyth County Public Register of Deeds.

A map showing the above described property is recorded in Map Book 8, Page 217.

**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.

**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: Gregory F. Ward

Title: Attorney

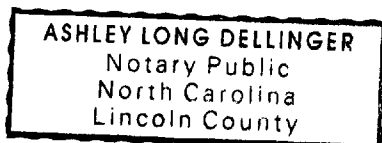
STATE OF NORTH CAROLINA

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:

Gregory F. Ward (name of signer) as Attorney 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 17 day of October, 2013.



Notary Public

Name: Ashley Long Dellinger

My Commission Expires: July 25, 2018

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

13-11749