



2014004691 00150
FORSYTH CO, NC FEE \$26.00

GOVERNMENT
PRESENTED & RECORDED:
02-07-2014 02:13:43 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3165
PG: 4127-4129

original to David Caffey

SPECIAL WARRANTY DEED

REVENUE: Exempt because excise tax stamps on this conveyance are not applicable under N.C.G.S. 105-228.28

A131NMG

THIS INSTRUMENT PREPARED BY: CHRISTOPHER T. SALYER

RETURN TO: Law Office of David H. Caffey, 4400 Silas Creek Parkway, Winston-Salem, NC 27104

Bot 57

TITLE NOT CERTIFIED - TITLE NOT EXAMINED BY PREPARER

NORTH CAROLINA

FORSYTH COUNTY

TAX PARCEL ID: 3016 042C Not the primary residence of the Grantor herein

THIS DEED made this 22nd day of January, 2014, by and between FEDERAL NATIONAL MORTGAGE ASSOCIATION, a/k/a FANNIE MAE, organized and existing under the Laws of the United States of America, whose address is 14221 Dallas Parkway, #1000, Dallas, Texas, 75254, hereinafter called Grantor and **Gerald Jason Ibrahim, a person, whose mailing address is** 4812 Lee Ave Virginia Beach, VA 23455 hereinafter called 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:

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 the County of Forsyth, North Carolina and more particularly described as follows:

BEGINNING at an iron stake on the south side of a road, the northwest corner of Prince B. C. Ibrahim lot and the northeast corner of the old J.H. Grubbs lot; thence with the road South 88° East 70 feet to a stake, Johnson and Baynes' old corner; thence with their line South 20° 10' East 593.9 feet to a stake on the north side of the Walkertown Road; thence with said road South 69° 50' West 92 feet to a stake, a new corner; thence on a new line North 27° West 142 feet to a stake; thence North 21° West 337 feet to a stake near a pine in the old line; thence with the old line North 2° 40' East 155.5 feet to the BEGINNING; containing 1.44 acres, more or less, and being in all respects the same property as that described in deed to Perry P. Priddy and his former wife, Mildred Priddy recorded in Book 499, Page 136, in the Office of the Register of Deeds of Forsyth County, North Carolina. For further reference see Deed Book 1015, Page 609 and Deed Book 1933, Page 446, Forsyth County Registry.

EXCEPTING THEREFROM a small lot off the north end of said 1.44 acres as described in deed to S.L. Collins, et ux, recorded in Book 747, Page 207, in the Office of the Register of Deeds of Forsyth County, North Carolina and a 0.372 acre tract as described in deed to James B. Autry and wife, Joyce M. Autry recorded in Book 1859, Page 308, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being further designated as Tax Lots 42C and 42F in Tax Block 3016, as presently shown on the Forsyth County Tax Maps and having a mailing address of 4952 Old Walkertown Road, Walkertown, North Carolina 27051.

Together with improvements thereon, said property located at 4952 Old Walkertown Road, Winston-Salem, NC 27105.

Parcel: 3016 042C

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or encumbrances of record against said property and any recorded releases.

The property hereinabove described was acquired by Grantor by instrument recorded in Book RE 3154, Page 1683, Forsyth County Registry, North Carolina.

TO HAVE AND TO HOLD the aforesaid lot or parcel of 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 warranty 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:

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$27,000.00 for a period of three (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 \$27,000.00 for a period of three (3) months 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.

Subject to Restrictions, Easements and Rights of Way as may appear of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer the day and year first above written.

FEDERAL NATIONAL MORTGAGE ASSOCIATION,
a/k/a FANNIE MAE
By Its Attorney-in-Fact, HUTCHENS LAW FIRM

By:



Christopher T. Salyer, Vice President

Pursuant to that certain Power of Attorney recorded in Cumberland County, North Carolina, in Book 9346, Page 565, on December 13, 2013. See the Notice and Certificate of Assumed Name filed in Cumberland County, North Carolina, Book 9290, page 513, on September 12, 2013.

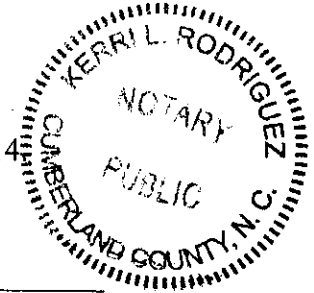
STATE OF NORTH CAROLINA

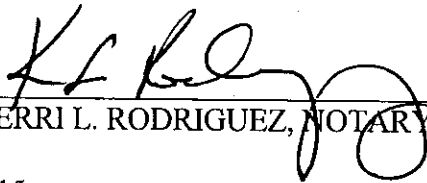
COUNTY OF CUMBERLAND

I certify that the following person personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Christopher T. Salyer

Witness my hand and official stamp or seal, this 22nd day of January, 2014




KERRI L. RODRIGUEZ, NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/14/2015
