



2014005136 00177
FORSYTH CO, NC FEE \$26.00

GOVERNMENT

PRESENTED & RECORDED:
02-11-2014 04:13:43 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS

BY: S. GRIFFITH
DPT

BK: RE 3166
PG: 1501-1502

NO REVENUE STAMPS – GOVERNMENT EXEMPTION

DRAWN BY: Harold R. Crews, Attorney at Law

Mail To: Grantee @ 1625 Mansfield Street, Winston-Salem, NC 27107

Box 103

Grantor Mailing Address: Secretary of Housing and Urban Development of Washington, D.C.
40 Marietta Street, Atlanta, Georgia 30303

The property conveyed is NOT the primary residence of the GRANTOR

Property Address: 1625 Mansfield Street, Winston-Salem, NC 27107

Grantee's Mailing Address: 1625 Mansfield Street, Winston-Salem, NC 27107

FHA Case No.: 381-687569

File No.:

Tax ID#: 6844-42-4717.00

SPECIAL WARRANTY DEED

THIS DEED, made this 6th day of February, 2014, by Secretary of Housing & Urban Development of Washington, D.C., party of the first part, to, Eric Nelson and wife, Renata Nelson, party of the second part.

WITNESSETH, that the Grantor, That the said party of the first part for valuable consideration, to it paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part, and the heirs and assigns of said party of the second part, all that certain lot or parcel of land situated in the County of Forsyth, State of North Carolina, more particularly described as follows, to wit:

BEING KNOWN AND DESIGNATED as Lot 14, as shown on the Plat of A.A. Long Property as recorded in Plat Book 3, Page 79A, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by that Deed recorded in Book 3157, Page 3029.

Parcel ID: 6844-42-4717.00

THIS INSTRUMENT PREPARED BY: HAROLD R. CREWS, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the said party of the second part and the heirs and assigns of said party forever.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

AND THE SAID PARTY of the first part doth covenants that it is seized of the premises in fee simple, has the right to convey the same in fee simple, that it will WARRANT AND DEFEND the said title to the same against the claims of all persons claiming by, through and under him.

IN WITNESS WHEREOF the undersigned on this the 6th day of February 2014, has executed the forgoing instrument as the duly Authorized Agent for the Secretary of Housing and Urban Development, under authority and by virtue of a delegation of authority published at 70 FR 43171 (July 18, 2005).

**SECRETARY OF HOUSING AND URBAN
DEVELOPMENT OF WASHINGTON, D.C.**

By: [Signature] (Seal)

Name: George S. Wade II
Title: Designated Signatory for Ofori & Associates, PC
Asset Manager Contractor, Authorized Agent

STATE OF GA
COUNTY OF Fulton

I, Terriv James, a Notary Public for DeKalb County, State of Georgia, do hereby certify that George S. Wade II, Designated Signatory for Ofori & Associates, PC, Asset Manager Contractor, Authorized Agent for the Secretary of Housing & Urban Development, of Washington, D.C., appeared before me this day whose authority is vested in him/her by 70 FR 43171 (July 18, 2005) and acknowledged that he/she signed the foregoing instrument on the day and year within mentioned for and on behalf of the Secretary of Housing and Urban Development of Washington, D.C. Witness my hand and official stamp or seal, this the 6th day of February, 2014.

Terriv James
Notary Public
My Commission Expires 3/14/17

