



2014006985 00160
 FORSYTH CO, NC FEE \$26.00

GOVERNMENT
 PRESENTED & RECORDED:
 02-27-2014 03:38:04 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: GAIL K PARHAM
 DPTY

BK: RE 3168
PG: 910-911

Excise Tax \$ _____ Recording Time, Book and Page _____

Tax Lot No.: _____ Parcel Identifier No.: 6838-27-2135-00
 Verified by: _____ County on the _____ day of _____

By: _____

Mail after recording to **JOHN REED and TINA REED**

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

Brief description for the Index

Lot No. 20 Plat entitled Pinebrook Manor Section 1
 recorded in Plat book 32, Page 124

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 22nd day of January, 2014, by and between

Grantor	Grantee
FEDERAL NATIONAL MORTGAGE ASSOCIATION	JOHN REED and TINA REED
Mailing Address: 14221 Dallas Parkway, Suite 1000 Dallas, Texas 75254	Mailing Address: Property Address: 5732 Haweswater Road Winston Salem, NC 27105
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:

Being known and designated as Lot No. 20, as shown on the plat entitled Pinebrook Manor, Section 1, as recorded in Plat Book 32, Page 124, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for the more particular description. Together with improvements located thereon, said property being located at 5732 Haweswater Road, Winston-Salem, North Carolina.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$136800 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 \$136800 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): RICKY L. ROBINSON AND WIFE, MARGARET R. PECK-ROBINSON
Property Address: 5732 Haweswater Road, Winston Salem, NC 27105

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 3141, Page 222, Forsyth County Public Register of Deeds.

A map showing the above described property is recorded in Map Book 32, Page 124.

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 but not yet 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: Mark A. Pearson
Title: Member/Manager

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:

Mark A. Pearson (name of signer) as Member/Manager for BROCK & SCOTT, PLLC as Attorney in Fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION by BROCK & SCOTT, PLLC, Attorney in Fact.

Witness my hand and notarial seal, this 27th day of January, 2014.



Notary Public
Name: Olivia Fair
My Commission Expires: February 17, 2016

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