

2014007134 00111

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

\$57.00

PRESENTED & RECORDED

02/28/2014 01:11:41 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST


BK: RE 3168

PG: 1747 - 1749

Excise Tax: \$ 57.00
Parcel/Tax ID No: 6834-42-8887

SPECIAL/LIMITED WARRANTY DEED

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 2013
By: _____

Prepared by: Cassie Zimbelman
EH Pooled Investments LP, 1905 Kramer Ln, Suite B700, Austin, Texas 78758
Return to: 

Brief description for the Index:
Lots 485 & 486, East Central Terrace

THIS DEED made this February 19, 2014, by and between

GRANTOR

GRANTEE

EH Pooled Investments LP
a Delaware limited partnership
whose tax mailing address is
1905 Kramer Ln #B700
Austin, TX 78758

Maria Carolina Mier Y Teran
whose tax mailing address is
231 Harper Street
Winston Salem, NC 27104

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 for and in consideration of the sum of Twenty-Eight Thousand Three Hundred and 00/100 (\$28,300.00) Dollars cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with Special and/or Limited Warranty of Title, unto the Grantee, the following described lots, tracts or parcels of land in **FORSYTH** County, **NC**:

Property Address: 2840 Lomond St, Winston Salem, NC 27127

BEING KNOWN AND DESIGNATED AS LOTS 485 AND 486 AS SHOWN ON THE MAP OF EAST CENTRAL TERRACE, RECORDED IN PLAT BOOK 4, PAGE 61, OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS MADE FOR A MORE PARTICULAR DESCRIPTION.

Source of Title Deed Instrument # 2013032413 00120, BK: RE 3134, PG: 2410-2411.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title. This transfer is made but warrants title only insofar as the acts of the Grantor. Subject to taxes, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Without limiting the special warranty of title herein contained, grantor and grantee agree that by the conveyance of the property, grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property herein described, or any improvements related thereto, including, but not limited to, any warranty of safety, habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property (or has been afforded a reasonable opportunity to do so) and, by the acceptance of this deed, accepts the property "as is" and "where is", with all faults and in its present condition, including, but not limited to, any latent or patent faults or defects, whether above, on, or below ground, and further including all risk or danger (if any) related to electro-magnetic or high voltage fields, exposure to radon, and all other environmental conditions whatsoever. In no event shall grantor be liable to grantee, its successors or assigns in title, for any damages to property or persons, whether direct, indirect or consequential, or any loss of value or economic benefit whatsoever, related to any present or future condition of or affecting the property or improvements, except only as to those matters warranted in grantor's special warranty of title.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only property use, benefit and behalf of the grantee forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good, right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomever and warrants title against all persons claiming under me.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Right of tenants in possession.

