



**2014019523 00139**  
 FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
 06-03-2014 04:41:33 PM  
 C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: GAIL K PARHAM  
 DPTY

**BK: RE 3181**  
**PG: 3485-3486**

Excise Tax \$ Exempt Recording Time, Book and Page

Tax Lot No.: \_\_\_\_\_ Parcel Identifier No.: 4209 0490  
 Verified by: \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_  
 By: Bunch <sup>Box</sup> 153

Mail after recording to **ROBERT SUMMERS and MEGAN SUMMERS**

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

Brief description for the Index

Metes and Bounds

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this 20th day of May, 2014, by and between

Grantor	Grantee
Fannie Mae aka Federal National Mortgage Association	ROBERT SUMMERS and MEGAN SUMMERS
Mailing Address: P.O. Box 650043 Dallas, TX 75265-0043	Mailing Address: <u>4429 Hampton Road</u> <u>Clemmons, NC 27012</u>
	Property Address: 4429 Hampton Road Clemmons, NC 27012

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 Clemmons, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

Beginning at an iron located in the eastern right-of-way line of Hampton Road (S. R. No. 3000) said iron being the Southwest corner of the property owned by Kimberly Y. Self as described in deed recorded in

Book 1659, Page 4159, Forsyth County Registry; thence from said beginning point along self's southern line, South 81° 33' 35" East 286.73 feet to an iron in the line of the property owned by Roy Lee Cornatzer as described in deed recorded in Book 1356, Page 1172, Forsyth County Registry; thence along Cornatzer's West line, South 27° 30' East 77.61 feet to an iron, the northeast corner of property owned by S. Ray Daniels as described in deed recorded in Book 1643, Page 595, Forsyth County Registry; thence along Daniel's North line, North 85° 38' 20" West 337.49 feet to an iron in the eastern right-of-way line of Hampton Road (S. R. No. 3000); thence along the eastern right-of-way line of Hampton Road (S. R. No. 3000), North 11° 18' 31" East 86.95 feet to the point and place of beginning, containing 0.541 of an acre, all according to survey of Larry L. Callahan dated May 3, 1989 and being the identical property as described in deed recorded in Book 1643, Page 593, Forsyth County Registry.

Prior Grantor(s): Jennifer Collins  
Property Address: 4429 Hampton Road, Clemmons, NC 27012

The property hereinabove described was acquired by the Grantor by instrument recorded in Book RE 3143, Page 687, Forsyth County Public Register of Deeds.

A map showing the above described property is recorded in Map Book \_\_, Page \_\_.

**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 December 20, 2013 in Book 28907 at Page 1 in the Mecklenburg County Register of Deeds**

By: \_\_\_\_\_  
Name: Mark A. Pearson  
Title: Member/Manager

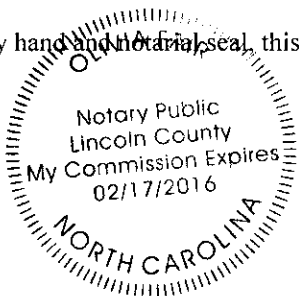
STATE OF NORTH CAROLINA

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 Fannie Mae aka Federal National Mortgage Association by BROCK & SCOTT, PLLC, Attorney in Fact.

Witness my hand and Notarial seal, this 20<sup>th</sup> day of May, 2014.



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

This notary acknowledgement made pursuant to new NCGS § 10B-40, §103-41, § 47-37.1(b). Effective December 1, 2005.  
(Affix Notarial Seal/Stamp)