



2014020707 00112

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$29.00**

PRESENTED & RECORDED  
 06-12-2014 02:41:03 PM  
 C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: GAIL K PARHAM  
 DPTY

**BK: RE 3182**  
**PG: 4453-4454**

North Carolina Special Warranty Deed

Excise Tax: \$29

Mail/Box to: Grantee / 79

This instrument was prepared by: Mark J. Chiarello

Brief description for the Index: Lot 254 and 101 North Cameron Park Addition

THIS DEED made this 12 day of June, 2014, by and between:

**GRANTOR**

Truliant Federal Credit Union  
 PO Box 25371  
 Winston Salem, NC 27114

**GRANTEE**

Davey Lee Grubbs and wife  
 Susan H. Grubbs  
 7140 Orchard Path Dr.  
 Clemmons, NC 27012

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 unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

**Being Known and Designated as Lots 254 and 101 as shown on the  
 map of North Cameron Park Addition recorded at Plat Book 8 Page 217 of  
 the Forsyth County Registry.**

**Having an address of 900 N. Graham Ave. Winston Salem, NC**

The property hereinabove described was acquired by Grantor by instrument recorded in  
 Book 3144 Page 1928

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 that 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 hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

**Truliant Federal Credit Union**

  
By Sr. Vice President

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify Joseph P. Clark personally came before me this day and acknowledged that he is the Sr. Vice President of **Truliant Federal Credit Union** and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal, this 12 day of June, 20 14.

  
My Commission expires: 12/19/2014

