

**2014024713 00136**  
 FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$676.00**  
 PRESENTED & RECORDED  
 07/11/2014 02:38:14 PM  
**C. NORMAN HOLLEMAN**  
 REGISTER OF DEEDS  
 BY: RANDY L SMITH  
 DPTY  
**BK: RE 3187**  
**PG: 873 - 875**

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## NORTH CAROLINA SPECIAL WARRANTY DEED

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Excise Tax: \$676.00  
 Parcel Identifier No. 6807-95-0779.00

Mail/Box to: Michael Devine, 789 Sterling Brooke Court, Winston-Salem, NC 27103

Instrument prepared by: *Brady & Kosofsky, PA, 3065B Senna Drive; Matthews, NC 28105*  
 This instrument was prepared by Robert Bradley Jones licensed NC Attorney. Delinquent taxes, if any will be paid by the closing attorney from the closing proceeds as shown on the settlement statement.  
**No title examination or statutory lien search, pursuant to Chapter 44A of the North Carolina General Statutes, was performed and no opinion as to these matters is expressed.**

Brief Description for the Index: **Lot No. 11, as shown on a Plat entitled Greenbrier Farm**

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THIS DEED made this 21 day of APRIL, 2014 by and between

| GRANTOR   | GRANTEE   |
|---|---|
| <p><i>The Bank of New York Mellon Trust Company,<br/>           N.A. f/k/a The Bank of New York Trust<br/>           Company, N.A. as successor-in-interest to<br/>           JPMorgan Chase Bank, National Association,<br/>           as Trustee, for Pooling and Servicing<br/>           Agreement for Residential Asset Mortgage<br/>           Products, Inc., Mortgage-Backed Pass-Through<br/>           Certificates Series 2003-SL1, Dated as of<br/>           November 1, 2003</i></p> <p style="text-align: center;"><i>Mailing Address:<br/>           c/o Ocwen Loan Servicing, LLC<br/>           1661 Worthington Rd. Suite 100<br/>           West Palm Beach, FL 33409</i></p> | <p style="text-align: center;"><i>Michael Devine, unmarried</i></p> <p style="text-align: center;"><i>Property Address:<br/>           115 Northpond Lane<br/>           Winston Salem, NC 27106</i></p> <p style="text-align: center;"><i>Mailing Address:<br/>           789 Sterling Brooke Ct.<br/>           Winston-Salem, NC 27103</i></p> |

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 the City of **Winston Salem, Forsyth** County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"**

The property hereinabove described was acquired by Grantor by instrument recorded Book **RE 3170**, Page **3696**.

A map showing the above described property is recorded in Plat Book **38**, Page **137**.

All or a portion of the property herein conveyed DOES NOT include primary residence of a Grantor.

Submitted electronically by "Brady & Kosofsky, PA"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 Grantor will warrant and defend title against the lawful claims of all persons claiming by under or through Grantor, other than the following exceptions:

ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, AD VALOREM TAXES FOR THE CURRENT YEAR WHICH MAY NOT BE DUE AND PAYABLE.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Title Insurance Company:

The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A. as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee, for Pooling and Servicing Agreement for Residential Asset Mortgage Products, Inc., Mortgage-Backed Pass-Through Certificates Series 2003-SL1, Dated as of November 1, 2003, by its attorney in fact Ocwen Loan Servicing, LLC

By for signature 4/21/14  
Jose Manrique  
Title: Contract Management Coordinator

STATE OF FLORIDA COUNTY OF PALM BEACH  
Marlene Saunders

I, \_\_\_\_\_ do hereby certify that Jose Manrique personally came before me this day and acknowledged that ~~he~~/she is Contract Management Coordinator (Title) of Ocwen Loan Servicing, LLC, a LLC and being authorized to do so, executed the foregoing on behalf of the LLC, as attorney-in-fact for **The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A. as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee, for Pooling and Servicing Agreement for Residential Asset Mortgage Products, Inc., Mortgage-Backed Pass-Through Certificates Series 2003-SL1, Dated as of November 1, 2003** and being by me duly sworn, says that ~~he~~/she executed the foregoing and annexed instrument for and in behalf of Ocwen Loan Servicing, LLC as attorney-in-fact for **The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A. as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee, for Pooling and Servicing Agreement for Residential Asset Mortgage Products, Inc., Mortgage-Backed Pass-Through Certificates Series 2003-SL1, Dated as of November 1, 2003**, and that the authority of Ocwen Loan Servicing, LLC by and through its signors above-stated, acknowledged the due execution of the foregoing and annexed instrument. PR 4/21/14 ms

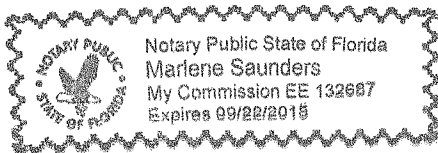
WITNESS my hand and official seal this the 21 day of APRIL, 20 14.

Date: 4/21/14

Marlene Saunders  
Notary Public

SEAL

My Commission Expires: 9/22/15



"Exhibit A"

Being known and designated as Lot No. 11, as shown on a Plat entitled Greenbrier Farm, as recorded in Plat Book 38 at Pages 137 and 138 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Together with improvements located thereon; said property being located at 115 Northpond Lane, Winston Salem, North Carolina.  
Tax Block 6295 Tax Lot 011

Said property is commonly known as 115 Northpond Lane, Winston Salem, NC 27106.

*Pursuant to a Power of Attorney recorded in Book 29305, Page 259 of the Mecklenburg County Register of Deeds office.*