



2014025702 00169

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$150.00

PRESENTED & RECORDED:
07-18-2014 04:39:12 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
DPTY

BK: RE 3188

PG: 998-1000

NORTH CAROLINA SPECIAL WARRANTY DEED *Beef 153*

Excise Tax *#150.00*

Recording Time, Book and Page

Tax Parcel Identifier No. 4635B086

Verified by _____ County on the _____ day of _____
by _____

Mail/Box to 3524 Yadkinville Rd. #172 Winston Salem, NC 27106

This instrument prepared by H. Mac Tyson, II, Esq., (Bar Number: 8068), a licensed North Carolina Attorney, J. Rosenberg, PA, 4647 Main Street, Suite 11, Shallotte, NC 28470. Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

The existence of title insurance is unknown to the preparer. This instrument prepared by H. MAC. TYSON II, licensed North Carolina attorney, without title examination.

SL# 3248704

REO# 931939

THIS DEED made this *7-14*, 2014, by and between

GRANTOR	GRANTEE
CitiMortgage, Inc.,	Weidl Properties, LLC
whose address is 1000 Technology Drive, O'Fallon, MO 63368	whose address is 3524 Yadkinville Rd. #172 Winston Salem, NC 27106

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.

The property conveyed is not the principal residence of the grantor.

SL# 3248704
REO# 931939

WITNESSETH

CitiMortgage, Inc., grantor, for \$75,000.00 (Seventy Five Thousand Dollars and Zero Cents) in consideration paid, hereby gives, grants, bargains, sells and conveys, with special warranty covenants, in fee simple, subject to the exceptions and reservations hereafter provided, if any, to **Weidl Properties, LLC**, hereinafter grantee, whose tax mailing address is **3524 Yadkinville Rd. #172 Winston Salem, NC 27106**, the following described real property:

All that certain parcel of land situate in the County of Forsyth, State of North Carolina, being more particularly described as: Being known and designated as Lot No. 86 as shown on the map of Whispering Winds Section 1, Plat Book 25, Page 115, Forsyth County Registry.

Property Address is: 2129 Storm Canyon Rd., Winston Salem, NC 27106

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.

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; Rights of tenants in possession.

TO HAVE AND TO HOLD unto the Grantee, in fee simple, 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 proper use, benefit and behalf of the grantee forever.

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 herein stated.

The Grantor 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.

Said property having been previously acquired by Grantor by: **2014005856, Official Records Book RE 3167, Page 159-160**

SL# 3248704
REO# 931939

IN WITNESS WHEREOF, Grantor has executed this instrument as of 7-10,
2014:

ServiceLink, LLC as Attorney in Fact For CitiMortgage, Inc.,

By: Chris DP

Christopher Daniel

Print/Type Name: _____

Title: Aup

~~A Power of Attorney relating to the above described property was recorded on 12/31/2013 at Document Number: Bk RE3161 Pg 250. KEP~~

STATE OF Pennsylvania
COUNTY OF ALLEGHENY

POA recorded 7/18/2014 in Book 3188, Page 997.

I, the undersigned Notary Public of the County and State aforesaid, certify that Christopher Daniel its Aup on behalf of **ServiceLink, LLC as Attorney in Fact For CitiMortgage, Inc.**, personally appeared before me this 7-11-14 day and acknowledged that by authority duly given and as the act of **ServiceLink, LLC as Attorney in Fact For CitiMortgage, Inc.**, and on behalf of **ServiceLink, LLC as Attorney in Fact For CitiMortgage, Inc.**, he/she executed this deed as his/her free and voluntary act for the purposes set forth in this instrument and that he or she signed this foregoing instrument on behalf of **ServiceLink, LLC as Attorney in Fact For CitiMortgage, Inc.**, as its act and deed.

[Signature]
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jody L. Mayer, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Nov. 16, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES