

2014027388 00001

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 07/31/2014 08:21:09 AM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3190
 PG: 531 - 532

REVENUE: \$ 0.00

SPECIAL WARRANTY DEED

NORTH CAROLINA

Prepared by/Return to:

FORSYTH COUNTY

Hutchens Law Firm
 P.O. Box 1028, Fayetteville, NC 28302
 Case No: 1082938 (FC.FAY)

TAX ID: 2994 010D

Not the primary residence of the Grantor herein

THIS DEED, made this 16th day of May 2014, by and between BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, hereinafter called Grantor, and the SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., HIS SUCCESSORS AND ASSIGNS, whose mailing address is Atlanta Homeownership Center, 40 Marietta Street, Atlanta, GA 30303, hereinafter called Grantee;

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 there 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:

Beginning at an iron in the middle of Manning Wood Lane, which iron lies in the North line of the John H. Smith, Jr. tract (Deed Book 796, Page 127, Forsyth County Registry); thence with common dividing line of the first tract and the second tract (Deed Book 1040, Page 669, Forsyth County Registry) North 62 deg. 58' East 80 feet to an iron; thence continuing with the said common line North 54 deg. 23' East 60 feet to an iron; thence North 81 deg. 29' 58" West 617.52 feet to an iron in the East line of I.E. Winfrey tract (Deed Book 416, Page 49); thence with Winfrey's East line, South 05 deg. 32' West 100 feet to an iron, the common corner of P.G. McGee (Deed Book 991, Page 217) with the said Winfrey and the aforementioned John H. Smith, Jr.; thence with said Smith's North Line, South 82 deg. 49' 04" East 504.29 feet to an iron, the point and place of beginning and containing 1.212 acres, more or less, according to a survey by Joseph E. Franklin, dated April 9, 1987, and being the Southern portion of the first tract as described in Deed Book 1040, Page 669. Together with improvements located thereon; said property being located at 550 Manning Wood Drive, Winston Salem, North Carolina.

Subject to a 15 foot wide easement across the Eastern border of this property for Manning Wood Lane.

Excepted from the above described tract is the 25 feet lying West of the center line of Manning Wood Drive which Lillie M. Dalton dedicated for an easement to the NC Department of Transportation as a portion of the right-of-way of Manning Wood Drive.

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 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:

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or encumbrances of record against said property and any recorded releases.

SUBJECT to Restrictions, Easements, and Right of Way as may appear of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the 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.

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP

Matthew R. Long 5/16/14
(Signature)
Matthew R. Long
Assistant Vice President (AVP)
(Title)

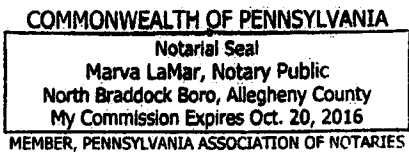
STATE OF Pennsylvania
COUNTY OF Allegheny

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Matthew R. Long
Type/print signor's name

Date: May 16th, 2014

[Signature]
Official Notary Signature



MARVA LAMAR Notary Public
Notary Public printed typed name

My Commission Expires: 10/20/2016

Official Seal