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20140803100820
FORSYTH CO. NC FEE \$26.00
GOVERNMENT
PRESENTED & RECORDED
10/03/2014 04:16:26 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3199

PG: 3378 - 3379

Excise Tax \$
Page _____

Recording Time, Book and

Tax Lot No.: _____ Parcel Identifier No.: **6426003**
 Verified by: _____ County on the _____ day of _____

By: _____

Mail after recording to RODNEY GWYN

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

Brief description for the Index

BEING all of Lot 3 as shown on map of Laurel
Mountain Estates

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 15th day of September, 2014, by and between

Grantor	Grantee
Fannie Mae aka Federal National Mortgage Association	RODNEY GWYN
Mailing Address:	Mailing Address:
P.O. Box 650043 Dallas, TX 75265-0043	Property Address: 4349 Wakeman Drive Winston-Salem, NC 27105
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 Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lot 3 as shown on map of Laurel Mountain Estates, as recorded in Plat Book 43, Page 161, in the Office of the Register of deeds of Forsyth County, North Carolina.

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$78,120.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$78,120.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Prior Grantor(s): Douglas McHenry and Charlotte L. McHenry a/k/a Charlotte McHenry
Property Address: 4349 Wakeman Drive, Winston-Salem, NC 27105

The property hereinabove described was acquired by the Grantor by instrument recorded in Book RE 3159, Page 1866, Forsyth County Public Register of Deeds.

A map showing the above described property is recorded in Map Book 43, Page 161.

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 2015 Ad Valorem property taxes, a lien now 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

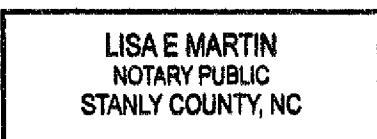
STATE OF NORTH CAROLINA

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 1st day of October, 2014.



Lisa E. Martin
Notary Public
Name: LISA E. MARTIN
My Commission Expires: April 3, 2016

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