



2015004333 00075
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
02-09-2015 11:41:00 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3216
PG: 538-540

This instrument prepared by Hutchens Law Firm
Prepared by: Lanée Borsman, Attorney at Law

Return to: Hutchens Law Firm
P.O. Box 1028, Fayetteville, NC 28302
Firm Case No: 1152353 (FC.FAY)

ENVELOPE

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

REVENUE: \$0.00

DEED IN LIEU OF FORECLOSURE
(WARRANTY)

TAX ID: 6836-82-3770.00

Not the primary residence of the Grantors herein

THIS DEED, made this 30th day of Jan, 2015, by and between Deluxe Properties, LLC and Levonda Leamon a/k/a Levonda D. Leamon, Individually, an unmarried person, whose mailing address is Attn: Christopher D Lane - 3802-A Clemmons Rd Clemmons, NC 27012, hereinafter called "Grantors", and FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE, whose mailing address is P.O. Box 650043, Dallas, TX 75265-0043, hereinafter called Grantee;

WITNESSETH:

That the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby give, grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain property lying and being in the County of Forsyth, State of North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NO.5 AS SHOWN ON THE MAP OF THE BLAIR AND OAKLEY PROPERTY AS RECORDED IN PLAT BOOK 3 AT PAGE 18 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION TOGETHER WITH IMPROVEMENTS LOCATED THEREON.

Being the same property conveyed to Deluxe Properties LLC from Michael C. Park and wife, Olivia K. Park (together with 1/2 undivided interest); and Tom Rybak and wife, Kelly Rybak (together with 1/2 undivided interest) by deed dated January 26, 2005, of record in Book 2537, page 3278 in the records for Forsyth County, NC.

TO HAVE AND TO HOLD the aforesaid lot or parcel and all privileges and appurtenances thereto belonging to the Grantee in fee simple, forever.

AND the Grantors, covenant with the Grantee, that they are seized in fee simple of the premises, and they have good right to sell and convey the same in fee simple; that title is marketable and free and clear from any and all encumbrances, and that they will warrant and defend the title to the same against the lawful claims and demands of any and all persons whomsoever.

This deed is an absolute conveyance, the Grantors having conveyed said land to the Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the deed of trust executed by Levonda Leamon, to Heritage Title Services, Trustee(s), recorded in Book RE 2778, Page 381, Forsyth County Registry, and the Note secured thereby.

Grantors declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this deed between Grantors and Grantee with respect to said land.

IN TESTIMONY WHEREOF, the Grantors do here unto set their hand and seal, the day and year first above written.

Levonda D Leamon, Member (Signature)
Deluxe Properties, LLC by Levonda D. Leamon a/k/a
Levonda Leamon, Member/ Manager

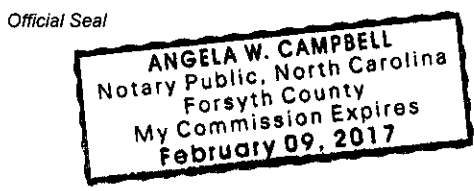
STATE OF NC
COUNTY OF Forsyth

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: Deluxe Properties, LLC by Levonda D. Leamon a/k/a Levonda Leamon, Member/ Manager

Date: Jan. 30, 2015

Angela W. Campbell
Official Notary Signature
Angela W. Campbell Notary Public
Notary Public printed typed name

My Commission Expires: 02-09-2017



Levonda D Leamon (Signature)
Levonda Leamon a/k/a Levonda D. Leamon, Individually

STATE OF NC
COUNTY OF Forsyth

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: Levonda Leamon a/k/a Levonda D. Leamon, Individually

Date: Jan. 30, 2015

Angela W. Campbell
Official Notary Signature
Angela W. Campbell Notary Public
Notary Public printed typed name

My Commission Expires: 02-09-2017

Official Seal

ANGELA W. CAMPBELL
Notary Public, North Carolina
Forsyth County
My Commission Expires
February 09, 2017