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FORSYTH CO. NC FEE \$26.00
GOVERNMENT
PRESENTED & RECORDED
02/09/2015 03:40:40 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3216
PG: 868 - 870

NO REVENUE STAMPS – GOVERNMENT EXEMPTION

Drawn by: Ralph L. Bunch 3411 Healy Drive Winston-Salem, NC 27103
Mail To: 4010 Dresden Drive Winston-Salem, NC 27104

Grantor Mailing Address: Secretary of Housing and Urban Development of Washington, DC
40 Marietta Street, Atlanta, GA 30303

The property conveyed is NOT the primary residence of the GRANTOR.

Property Address: 550 Manning Wood Drive Winston-Salem, NC 27105
GRANTEE's MAILING ADDRESS: 4010 Dresden Drive Winston-Salem, NC 27104

FHA Case No. 381-793603
File NO.
Tax ID# 6838-01-4368.00

SPECIAL WARRANTY DEED

THIS DEED made this the 9th day of February 2015 by Secretary of Housing and Urban Development of Washington, DC, party of the first part, to John Southard Inc. party (ies) of the second party.

WITNESSETH: That the said party of the first part for valuable consideration, to it paid by the said party (ies) of the second party, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party (ies) of the second part, and the heirs and assigns of said party (ies) of the second part, all that certain lot or parcel of land situated in the County of Forsyth State of North Carolina, more particularly described as follows, to wit:

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.

Said property is commonly known as 550 Manning Wood Drive Winston-Salem, NC 27105

Parcel NO. 6838-01-4368.00

THIS INSTRUMENT PREPARED BY RALPH L. BUNCH, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said party (ies) of the second part and the heirs and assigns of said party(ies) forever.

SUBJECT to all covenants, restrictions, reservations, easements, conditions, and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

AND THE SAID PARTY of the first part doth covenant that it is seized of said premises in fee and has the right to convey same in fee simple, that it will WARRANT AND DEFEND the said title to the same against the claims of all person claiming by, through and under him.

IN WITNESS WHEREOF the undersigned on this the 4th day of Feb 2015, has executed the foregoing instrument as the duly authorized agent for the Secretary of Housing and Urban Development of Washington, D.C., under authority and by virtue of a delegation of authority published at 70 FR 43171 (July 18, 2005).

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT OF
WASHINGTON, D.C.

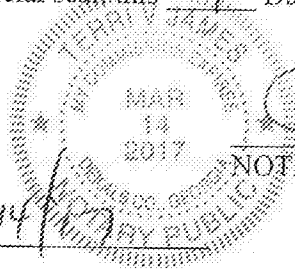
By: Jennifer Lee (SEAL)
Name: Jennifer Lee
Title: Ofori and Associates, PC

STATE OF GA
COUNTY OF Fulton

I, Terri James, a Notary Public for said County and State, do hereby certify that Jennifer Lee, Ofori and Associates, PC Authorized Agent for the Secretary of Housing & Urban Development of Washington, D.C., and appeared before me this day whose authority is vested in it by 70 FR 43171 (July 18, 2005) acknowledged that he/she signed the foregoing instrument on the day and year within mentioned for and on behalf of the Secretary of Housing and Urban Development of Washington, D.C.

Witness my hand and official seal, this 14th Day of Feb 2015

(OFFICIAL SEAL)



Terri James
NOTARY PUBLIC

My commission Expires: 3/14/17