

2015006545 00103

FORSYTH CO. NC FEE \$26.00
 GOVERNMENT
 PRESENTED & RECORDED
 02/27/2015 12:44:38 PM
C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: S. GRIFFITH
 DPTY

BK: RE 3218**PG: 2723 - 2724****SPECIAL WARRANTY DEED**

REVENUE: Exempt because excise tax stamps on this conveyance are not applicable under N.C.G.S. 105-228.28

A141B3Q

THIS INSTRUMENT PREPARED BY: CHRISTOPHER T. SALYER, a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Noted pursuant to NCGS 161-31(al).

RETURN TO: **Hutchens Law Firm, 4317 Ramsey St., Fayetteville, NC 28311**

TITLE NOT CERTIFIED - TITLE NOT EXAMINED BY PREPARER

NORTH CAROLINA

FORSYTH COUNTY

TAX PARCEL ID: 3001A 031 Not the primary residence of the Grantor herein

THIS DEED made this 2nd day of February, 2015, by and between FANNIE MAE, a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the Laws of the United States of America, whose address is P.O. Box 650043, Dallas, TX 75265-0043, hereinafter called Grantor and **Downcycle, LLC, whose mailing address is 249 E. Emerson Avenue, Suite G, Orange, CA 92865** 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:

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 unto the Grantee in fee simple, all that certain lot or parcel of land situated in the County of Forsyth, North Carolina and more particularly described as follows:

Being known and designated as Lots 65, 66, 67, 68, 69 and 70 as shown on the Map of FERRELL HEIGHTS, Section 1, which is recorded in Plat Book 16, Page 114, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Together with improvements located thereon; said property being located at 4788 Ader Drive, Winston Salem, North Carolina.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book RE 3201, Page 1164, Forsyth County Registry, North Carolina.

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 warranty 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:

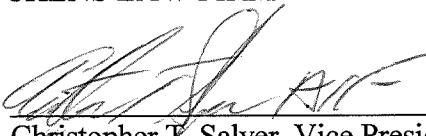
Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$31,200.00 for a period of three (3) months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$31,200.00 for a period of three (3) months 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.

Subject to Restrictions, Easements and Rights of Way as may appear of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer the day and year first above written.

FANNIE MAE a/k/a FEDERAL NATIONAL
MORTGAGE ASSOCIATION, By Its Attorney-in-Fact,
HUTCHENS LAW FIRM

By: 
Christopher T. Salyer, Vice President

Pursuant to that certain Power of Attorney recorded in Cumberland County, North Carolina, in Book 9346, Page 565, on December 13, 2013. See the Notice and Certificate of Assumed Name filed in Cumberland County, North Carolina, Book 9290, page 513, on September 12, 2013.

STATE OF NORTH CAROLINA

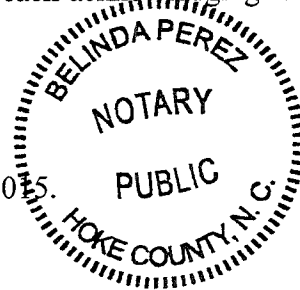
COUNTY OF CUMBERLAND

I certify that the following person personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Christopher T. Salyer

Witness my hand and official stamp or seal, this 2nd day of February, 2015.


BELINDA PEREZ, NOTARY PUBLIC



MY COMMISSION EXPIRES: 11/24/2019
