

2015012091 00120

FORSYTH CO. NC FEE \$26.00
GOVERNMENT
PRESENTED & RECORDED
04/10/2015 02:22:12 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
DPTY

BK: RE 3225

PG: 171 - 172

SPECIAL WARRANTY DEED

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

A1504ZL

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: 6836-82-3770.00 Not the primary residence of the Grantor herein

THIS DEED made this 31st day of March, 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 **HYC Charleston, LLC, whose mailing address is P.O. Box 1050, Lancaster, SC 29721** 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 LOT NO. 5 AS SHOWN ON THE MAP OF THE BLAIR AND OAKLEY PROPERTY AS RECORDED IN PLAT BOOK 3 AT PAGE18 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 January 26,2005, of record in Book 2537, Page 3278 in the records for Forsyth County, NC

Submitted electronically by "Hutchens Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 3216, Page 538, 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:

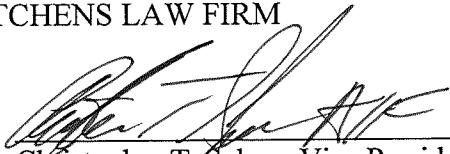
Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$21,720.00 for a period of three (3) months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$21,720.00 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

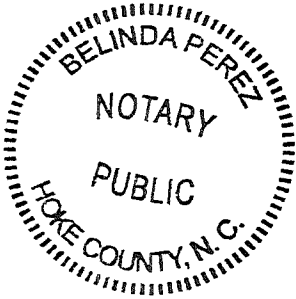
COUNTY OF CUMBERLAND

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 31st day of March, 2015.


BELINDA PEREZ, NOTARY PUBLIC



MY COMMISSION EXPIRES: 11/24/2019
