

2015018074 00115
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$35.00
 PRESENTED & RECORDED
 05/20/2015 02:36:10 PM
C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY
BK: RE 3231
PG: 2986 - 2989

Excise Tax: \$35.00

Tax ID#: 6845-06-9394

Mail after recording to:
 ServiceLink, LLC
 1400 Cherrington Parkway
 Moon Township, PA 15108

This instrument was prepared by: H. Mac Tyson, II, Esq., (Bar Number: 8068), a licensed North Carolina Attorney, J. Rosenberg, PA, 4647 Main Street, Suite 11, Shallotte, NC 28470. Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

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 the closing proceeds.

NORTH CAROLINA SPECIAL WARRANTY DEED

TITLE NOT CERTIFIED - TITLE NOT EXAMINED BY PREPARER

THIS DEED, by and between

GRANTOR	GRANTEE
<p>U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-GEL1</p> <p><i>Mailing Address:</i> C/O WELLS FARGO BANK NA., 8480 Stagecoach Circle, Frederick, MD 21701</p>	<p>KEVIN WILLY COMBS a married person</p> <p><i>Property Address:</i> 115 LOWERY CT., WINSTON SALEM, NC 27101</p>

220-NC-V3

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.

The property does not include the primary residence of 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:

Grantor, for good and valuable consideration paid by the Grantee, the receipt and sufficiency 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 **Forsyth County**, North Carolina, and more particularly described as follows:

All that certain parcel, lot or tract of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly described as follows:

Beginning at a set mag nail in the West right-of-way line of Lowery Court (formerly Lowery Street) in the center line of First Street (formerly Old Belews Creek Street), proceeding thence with the center line of First Street, North 77 deg. 23' 36" West 130.92 feet to a set mag nail in the center line of First Street, thence with the line of Shawn Duncan (Deed Book 1301, Page 311), North 07 deg. 43' 53" East 180.72 feet to an iron rod; thence with the line of Lot 502J as shown on the plat of A.B.D. Development, Inc. as recorded in Plat Book 47, Page 51, Forsyth County Registry, North 81 deg. 25' 50" West 121.16 feet to an iron rod in the West right-of-way line of Lowery Court; thence with the West right-of-way line of Lowery Court the four following courses and distances: South 09 deg. 37' 24" West 40.59 feet, South 05 deg. 49' 24" West 50 feet, South 04 deg. 29' 24" West 50 feet and South 00 deg. 40' 24" West 50 feet to the point and place of Beginning, containing approximately .522 acres. This description is drawn from a survey by Eugene M. Garner, PLS #L-3904 dated June 21, 2004, entitled "Survey for Gary B. Hairston", and recorded in Plat Book 47, Page 121, in the Office of the Register of Deeds, Forsyth County, North Carolina. Together with improvements located thereon; said property being located at 115 Lowery Court, Winston Salem, North Carolina.

Parcel ID: **6845-06-9394**

Address: **115 LOWERY CT., WINSTON SALEM, NC 27101**

The property hereinabove described was acquired by the Grantor by instrument recorded in Book **3187**, Page **3589-3590**, Forsyth County Public Register of Deeds.

A map showing the above described property is recorded in Plat Book 47, Page 51.

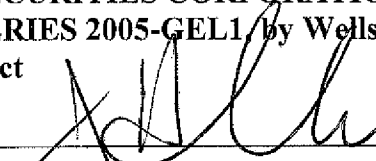
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and grantor will 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: Subject to easements, restrictions and rights of way of record.

[**If Applicable:** This instrument is being executed under the authority granted by a Power of Attorney and recorded as Book RE 2623 Page 2010-2011, in the Office of the Recorder of Forsyth County, North Carolina.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized office by authority of its Board of Directors, on this **14 day of May, 2015.**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-GEL1 by Wells Fargo Bank, NA who has been appointed as Attorney-in-Fact



Jeremy Hardwick

VP Loan Documentation

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)

On 05/14/15 before me, Juana C Martinez Notary Public,
personally appeared Jeremy Hardwick, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Juana C Martinez

(Seal)