

2015023213 00030

FORSYTH CO. NC FEE \$26.00
GOVERNMENT
PRESENTED & RECORDED
06/24/2015 11:10:38 AM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3237
PG: 1575 - 1576

NO REVENUE STAMPS – GOVERNMENT EXEMPTION

DRAWN BY: Donato & Grewal, LLP, 2016-A New Garden Road, Greensboro, NC 27410

MAIL TO: Grantee at Tax Mailing Address

Property Address: 2430 Meadowpark Lane, Winston-Salem, NC 27107
Tax Mailing Address: 2430 Meadowpark Lane, Winston-Salem, NC 27107

FHA Case No.: 381-804330 File No.: 3014425
Tax ID#: 6844-53-9495.00

SPECIAL WARRANTY DEED

The property conveyed is not the primary residence of the Grantor.

THIS DEED, made this 10th day of February, 2015, by Secretary of Housing and Urban Development, party of the first part, to Nindy J. Jarrell, party (ies) of the second part.

WITNESSETH: That the said party of the first part in consideration of TEN DOLLARS (\$10.00) amount and other considerations, to him paid by the said party (ies) of the second part, 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:

BEING KNOWN AND DESIGNATED AS ALL OF LOT 7A, as shown on the Plat of Miller's Landing, said plat being duly recorded in the Office of the Register of Deeds for Forsyth County, North Carolina, in Plat Book 49, Page 118, to which map reference is hereby made for a more particular description.

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 he is seized of said premises in fee and has the right to convey same in fee simple; that he 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 10th day of Feb. 2015, has set his/her hand and seal as authorized Agent for the Secretary of Housing and Urban Development, under authority and by virtue of a delegation of authority published at 70 FR 43171 (July 26, 2005).

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By: Jennifer Lee (SEAL)
Name: Jennifer Lee
As HUD's Designated Agent

Title: Designated Signatory for Ofori & Associates, PC, Marketing and Management Contractor, Authorized Agent

STATE OF GEORGIA
COUNTY OF FULTON

I, Temi V. James, A Notary Public for said County and State, do hereby certify that Jennifer Lee, Designated Signatory for Ofori & Associates, PC, Marketing and Management Contractor, Authorized Agent for the Secretary of Housing & Urban Development, personally appeared before me this day whose authority is vested in him/her by 70 FR 43171 (July 26, 2005) and 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.

Witness my hand and official seal, this 10th day of February, 2015.

(OFFICIAL SEAL)



Temi James
NOTARY PUBLIC

My Commission Expires: 3/14/17