



2015023262 00078

FORSYTH CO, NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$130.00

PRESENTED & RECORDED:

06-24-2015 12:15:58 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: LORI HOLLOWAY

DPT

BK: RE 3237

PG: 1743-1745

Excise Tax: \$130.00

Tax ID#: 6844-65-3630.00

Mail after recording to:

~~ServiceLink, LLC~~ *Holton Box 66*

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
WELLS FARGO BANK NA	JAMES RONALD VENABLE and MARILYN DELORIS VENABLE, Both are married Husband and wife
<i>Mailing Address:</i> 8480 Stagecoach Circle, Frederick, MD 21701	<i>Tax Mailing Address:</i> 1010 YOUNG RD., WALNUT COVE, NC 27052

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 of land situated in the County of Forsyth and State of North Carolina, being known as follows: Beginning at an iron stake in the West line of Leight Street Extension, formerly Mill Road, said stake being 800 feet more or less southwardly from Sprague Street, said stake being also at the Southeast corner of McLean Trucking Company Property; running thence along the West line of Leight Street Extension South 8 degrees 44 minutes West 200 feet to an iron stake, a new corner of Elliott land; thence along a new line North 88 degrees 51 minutes West 325 feet to an iron stake; thence another new line North 8 degrees 44 minutes East 200 feet to an iron stake in the South line of McLean Trucking Co. Property; thence along the south line of said trucking company property South 88 degrees 51 minutes East 325 feet to the beginning, being part of Lot 2, on the Map of J.J. Leight Property as recorded in Plat Book 10, Page 116, in the Office of the Register of Deeds of Forsyth County, North Carolina; And in Book 1815 at Page 480, described as: Being known as Lot 3K as shown on the Forsyth County Tax Map Block 2596. 96 feet of said lot being bordered by property owned by Ralph L. Speaks, 105 feet being bordered by property owned by Harry B. Graham, 200 feet being bordered by property owned by Frank J. Maestri and 25 feet more or less being bordered by property owned by Joseph V. Pinto. Together with improvements located thereon; said property being located at 2330 Leight Street, North Carolina.

Parcel ID: 6844-65-3630.00

Address: 2330 LEIGHT ST., WINSTON SALEM, NC 27107

The property hereinabove described was acquired by the Grantor by instrument recorded in Book **RE 3214**, Page **2720-2722**, **Forsyth** County Public Register of Deeds.

A map showing the above described property is recorded in Map Book **10**, Page **116**.

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.

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 **June 19, 2015**.

WELLS FARGO BANK NA

Yvette Blatchford

Yvette Blatchford
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 JUN 19 2015 before me, Ninfa Effort Notary Public,
personally appeared Yvette Blatchford

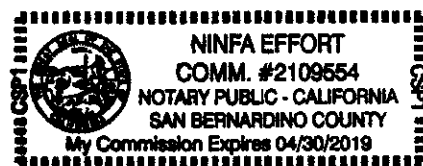
who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose name~~s~~ is are subscribed to the within instrument and acknowledged to me that he~~/she~~ she they executed the same in his~~/her~~ her their authorized capacity~~(ies)~~, and that by his~~/her~~ her their signature~~(s)~~ 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 _____

Ninfa Effort



(Seal)