



2016014578 00157  
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
 04-22-2016 02:58:33 PM

C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: SANDRA YOUNG  
 DPTY

BK: RE 3282  
 PG: 1377-1379

Excise Tax \$ 0.00 Recording Time, Book and Page \_\_\_\_\_

Tax Lot No.: \_\_\_\_\_ Parcel Identifier No.: 6836-24-9486  
 Verified by: \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_

By: \_\_\_\_\_

Mail after recording to D. Elwood Clinard Jr., Living Trust HOLTON BOX 66

This instrument was prepared by: Matthew S. Cheney, Attorney at Law/Brock & Scott, PLLC

Brief description for the Index

"Greenway Place", Lot No, ~~27~~

## NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 18th day of April, 2016, by and between

Grantor	Grantee
Fannie Mae aka Federal National Mortgage Association Mailing Address: P.O. Box 650043 Dallas, TX 75265-0043	D. Elwood Clinard Jr., Living Trust Mailing Address: <u>614 WEST END BLVD.</u> <u>WINSTON-SALEM NC 27101</u> Property Address: 2337 Okalina Avenue Winston Salem, NC 27105

Enter in appropriate block for each party; name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

Notice per NCGS §105-317-2: The above mentioned property is not a primary residence of the 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, that 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 into the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston Salem, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

The following described property: A tract or parcel of land in the County of Forsyth and State of North Carolina, in Winston Township, and bounded as follows:

Beginning at an iron stake in the East line of Okalina Avenue, the Northwest corner of Lot No. 28; and

running thence in a Easterly direction along the North line of Lot No. 28, 118.9 feet to an iron stake, the Northeast corner of Lot No, 28; thence in a Northerly direction along the West line of Lot No. 5, 55 feet to an iron stake the Southeast corner of Lot No. 26; thence in a Westerly direction along the South line of Lot No. 26, 120.5 feet to an iron stake in the East property line of Okalina Avenue, the Southwest corner of Lot No. 26; thence in a Southerly direction along the East property line of Okalina Avenue 55 feet to an iron stake; the place of beginning. Being Lot No. 27, Block "A" as shown on the map entitled "Greenway Place" made by J.E. Elleree, C.E., and recorded in the Office of the Register of Deeds of Forsyth County, in Plat Book 4, Page 73.

Prior Grantor(s): Oliver Solomon  
Property Address: 2337 Okalina Avenue, Winston Salem, NC 27105

The property hereinabove described was acquired by the Grantor by instrument recorded in Book RE 3270, Page 539, Forsyth County Public Register of Deeds.

A map showing the above described property is recorded in Map Book 4, Page 73.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel or 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:

**Easements, conditions, restrictions of record, and the 2016 Ad Valorem property taxes, a lien but not yet due and payable.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

**Fannie Mae aka Federal National Mortgage Association by BROCK & SCOTT, PLLC, as Attorney-In-Fact via Power of Attorney Recorded On December 20, 2013 in Book 28907 at Page 1 in the Mecklenburg County Register of Deeds**

By: \_\_\_\_\_  
Name: Gregory F. Ward  
Title: Attorney

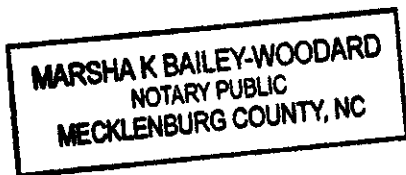
STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that the following person personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Gregory F. Ward (name of signer) as Attorney for BROCK & SCOTT, PLLC as Attorney in Fact for Fannie Mae aka Federal National Mortgage Association by BROCK & SCOTT, PLLC, Attorney in Fact.

Witness my hand and notarial seal, this 20 day of April, 2016.



\_\_\_\_\_  
Notary Public  
Name: Marsha K. Bailey-Woodard  
My Commission Expires: October 5, 2020

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$32,400.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INSTRUMENT IN THE PRINCIPAL AMOUNT OF GREATER THAN \$32,400.00 FOR A PERIOD OF 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.