



2016040835 00080

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

10-13-2016 11:15:22 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS

BY: OLIVIA DOYLE
ASST

BK: RE 3312

PG: 3168-3169

SPECIAL WARRANTY DEED

Mail to:

D. Elwood Clinard, Jr. Living Trust

HOLTON BOX 66

Drawn by:

SHAPIRO & INGLE

10130 Perimeter Parkway, Suite 400

Charlotte, NC 28216

If the initials of any Grantor or agent appear, the property includes the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2): _____

****Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$27,600.00 for a period of 3 month(s) 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 \$27,600.00 for a period of 3 month(s) 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.**

Tax ID#: 6845-25-4810

EXEMPT

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

THIS INDENTURE Made this 10th day of October, 2016, between Fannie Mae A/K/A Federal National Mortgage Association hereinafter GRANTOR, whose address is P.O. Box 650043, Dallas, TX 75265-0043 and D. Elwood Clinard, Jr. Living Trust, hereafter GRANTEE, whose address is 614 West End Blvd. Winston Salem NC 27101. 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 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 PROPERTY SITUATED IN THE TOWNSHIP OF MIDDLE FORK IN THE COUNTY OF FORSYTH AND STATE OF NORTH CAROLINA, CONVEYED BY ESTATE ON 06/22/1981 AND RECORDED 06/22/1981 IN BOOK 74, PAGE 1263, AND BEING DESCRIBED IN A DEED DATED 01/15/1952, RECORDED 12/31/1951 IN BOOK 645, PAGE 443 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: LOT 21, SUBDIVISION NOAH MYERS, PLAT BOOK 11, PLAT PAGE 236. PARCEL ID NUMBER: 3268021

Property Address: 116 Hicks St, Winston Salem, NC 27101

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

And the Grantor covenants with the Grantee, the 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 and to none other.

Fannie Mae A/K/A Federal National Mortgage Association, by and through its attorney in fact Shapiro & Ingle, LLP

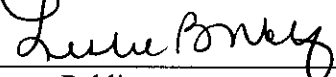


By: Erin L. Roberts Authorized Signatory

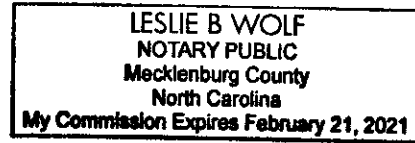
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On this 10th day of October, 2016, before me, the undersigned Notary Public, personally appeared Erin L. Roberts personally known to me to be, an Authorized Signatory of Shapiro & Ingle, LLP and being by me duly sworn and known to me to be the person who executed the within instrument on behalf of said Shapiro & Ingle, LLP, a company that executed and whose name is subscribed to the within instrument as the attorney-in-fact for Fannie Mae A/K/A Federal National Mortgage Association and acknowledged to me that he/she subscribed the name of Fannie Mae A/K/A Federal National Mortgage Association thereto as principal and the name of Shapiro & Ingle, LLP as attorney-in-fact for said Fannie Mae A/K/A Federal National Mortgage Association and that said Company executed the same as such attorney in fact and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds, County of Mecklenburg, State of North Carolina, on the Twenty-fifth day of May, 2016, Book 30849, Page 696.

WITNESS my hand and official seal.



Notary Public



My Commission Expires: _____

Property Address: 116 Hicks St, Winston Salem, NC 27101

16-079505