

**2016047235 00173**

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

11-28-2016 01:21:08 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3320**PG: 1995-1996****SPECIAL WARRANTY DEED****NORTH CAROLINA****FORSYTH COUNTY****Prepared by/Return to:****ENVELOPE** Hutchens Law Firm
P.O. Box 1028, Fayetteville, NC 28302
RW Case No: 1191581 (FC.FAY)**REVENUE: EXEMPT – Federal Entity Exemption**

This conveyance is exempt as the underlying action was brought for the benefit of the party of the second part, a federal entity that insured the corresponding loan; the party of the first part herein is acting as transferor for said exempt federal entity

TAX ID: 6844-67-6747-00**Not the primary residence of the Grantor herein**

THIS DEED, made this 15th day of November, 2016, by and between Wells Fargo Bank, N.A., whose mailing address is 101 North Phillips Avenue, Sioux Falls, SD, 57104, hereinafter called Grantor, and THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, HIS SUCCESSORS AND ASSIGNS, whose mailing address is Department of Veterans Affairs, Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, hereinafter called Grantee;

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 there 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:

Being known and designated as Lot No. 7 and 8, Robert Clodfelter property, as recorded in Plat Book 4, Page 130, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description. Together with improvements located thereon; said property being located at 1950 Butler Street, Winston Salem, North Carolina.

A.P.N. 6844-67-6747.00

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.

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

WELLS FARGO BANK, N.A.



Lenettra D. Smith

Vice President Loan Documentation

Wells Fargo Bank, NA

11/15/2016

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this 15th day of November, 2016 by Lenettra D. Smith, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Lenettra D. Smith [] is personally known to me or [x] produced satisfactory evidence of identification.

Notary Public

My commission expires 10/16/2017

