

2016049595 00095

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 12/13/2016 12:59:38 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3323
PG: 610 - 612

Amount of Excise Tax Due: \$0.00

Exempt per NCGS 105-228.29 (6) No Monetary Consideration is due or was paid

Tax ID#: 6819-46-3839.00

Mail after recording to:
 NATIONAL ASSET MANAGEMENT GROUP
 2411 WEST LA PALMA AVENUE
 ANAHEIM, CA 92801

This instrument was prepared by: FRED HARRISON, BAR No. 1940, 1007 CLIFTON TERRACE,
 KINSTON, NC 28501

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

[If Applicable: TITLE NOT CERTIFIED - TITLE NOT EXAMINED BY PREPARER]

THIS DEED, by and between

GRANTOR	GRANTEE
<p>WELLS FARGO BANK, N.A.</p> <p><i>Mailing Address: 3476 STATEVIEW BLVD, FORT MILL, SC 29715</i></p>	<p>THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT</p> <p><i>Mailing Address: C/O INFORMATION SYSTEMS NETWORK CORP, SHEPHERD MALL OFFICE COMPLEX-2401 NW 23RD ST, SUITE 1D, OKLAHOMA CITY, OK 73107</i></p>

The property does not include the primary residence of Grantor.

220-NC-V4

submitted electronically by "National Asset Management Group/ ANA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

BEGINNING AT AN IRON PIPE LOCATED IN VESTAL ROAD, SAID IRON PIPE BEING SOUTH 80° 02' 59" EAST 163.01 FEET TO THE SOUTHEASTERN CORNER OF LOT NO. 17, J.C. VESTAL PROPERTY AS FURTHER DESCRIBED IN PLAT BOOK 17, PAGE 49, FORSYTH COUNTY REGISTRY; THENCE FROM SAID BEGINNING POINT SOUTH 72° 43' 04" WEST 80.1 FEET ON A CORD WITH VESTAL ROAD TO AN IRON PIPE; THENCE CONTINUING ON A CORD WITH VESTAL ROAD SOUTH 62° 56' 29" WEST 4.06 FEET TO AN IRON PIPE; THENCE ALONG A NEW LINE WITH LOT NO. 20, J.C. VESTAL PROPERTY AS FURTHER DESCRIBED IN PLAT BOOK 17, PAGE 49, FORSYTH COUNTY REGISTRY, NORTH 18° 11' 21" WEST 116.54 FEET TO AN IRON PIPE; THENCE CONTINUING ALONG A NEW LINE WITH LOT NO. 20, J.C. VESTAL PROPERTY AS FURTHER DESCRIBED IN PLAT BOOK 17, PAGE 49, FORSYTH COUNTY REGISTRY, THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 12° 07' 09" WEST 85.97 FEET TO AN IRON PIPE AND NORTH 9° 58' 42" WEST 77.95 FEET TO AN IRON PIPE FOUND AND HICKORY TREE; THENCE CONTINUING ON A LINE WITH BOBBY L. PAYNE (DEED BOOK 1144, PAGE 1305, FORSYTH COUNTY REGISTRY) SOUTH 87° 22' 00" EAST 142.93 FEET TO AN IRON PIPE ON THE CORNER OF LOT NO. 18, J.C. VESTAL PROPERTY AS FURTHER DESCRIBED IN PLAT BOOK 17, PAGE 49, FORSYTH COUNTY REGISTRY AND PAYNE; THENCE ALONG SAID LOT NO. 18, SOUTH 38° 25' 06" 234.86 FEET TO THE POINT AND PLACE OF BEGINNING. BEING ALL OF LOT NO. 19, J.C. VESTAL PROPERTY AS FURTHER DESCRIBED IN PLAT BOOK 17, PAGE 49, FORSYTH COUNTY REGISTRY AND A SMALL RECTANGULAR PLACE OF LAND FROM LOT NO. 20, J.C. VESTAL PROPERTY AS FURTHER DESCRIBED IN PLAT BOOK 17, PAGE 49, FORSYTH COUNTY REGISTRY. THIS DESCRIPTION TAKEN FROM A MAP AND PLAT PREPARED BY UNITED LIMITED ENGINEERING AND SURVEYING DATED JUNE 27, 1997.

Parcel ID: 6819-46-3839.00

Address: 1219 VESTAL ROAD, RURAL HALL, NC 27045

The property hereinabove described was acquired by the Grantor by instrument recorded in Book **RE 3306**, Page **1319**, Instrument No. **2016035239 00029**, FORSYTH County Public Register of Deeds.

A map showing the above described property is recorded in Map Book 17, Page **49**.

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.

This instrument is being executed under the authority granted by a Power of Attorney and recorded in Book RE 3317 Page 2375-2378 in the Office of the Recorder of Forsyth County, North Carolina. on 11/09/16, inst # 2016044873 00140.

IN WITNESS WHEREOF, this instrument was executed by the undersigned Grantor on this 20th day of September, 2016.

ORANGE COAST TITLE COMPANY, as Attorney-in-Fact for WELLS FARGO BANK, N.A.

[Signature] 09/20/16
Name: Jeremy Hardwick

Title: Authorized Signer

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

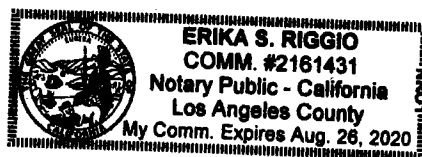
COUNTY OF ORANGE

On, 09-20-2016, before me, Erika S. Riggio, a Notary Public, personally appeared Jeremy Hardwick, 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/they executed the same in his/her/their authorized capacity(ies), and that by his/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. (Seal)

[Signature]
Notary Public (Signature)



Commission Expires: 08/26/2020