

**2017000915 00026**

FORSYTH CO. NC FEE \$26.00

GOVERNMENT

PRESENTED &amp; RECORDED

01/09/2017 10:20:06 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: LORI HOLLOWAY

DPTY

**BK: RE 3327****PG: 1435 - 1436**


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### NORTH CAROLINA SPECIAL WARRANTY DEED

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Excise Tax: \$0.00Return To: Gregory H. Ellis, III, c/o Ellis Firm 514 S. Stratford Rd., Ste 220, Winston-Salem, NC 27107

This deed was prepared by Lora Howard (without title search and/or examination), North Carolina Bar No. 41324, who certifies that it is in a form that is in accordance with applicable local, state and Federal law.

This Indenture, made on the 5<sup>th</sup> day of January, 2017 by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington, DC 20420, hereinafter referred to as Grantor, and Cynthia O. Hernandez, an individual with an address of 420 Canary Trail, Winston Salem, North Carolina 27107, hereinafter referred to as 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 these presents does grant, bargain, sell and convey unto 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:

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.

Tax Code Number: 6844-67-6747-00

Commonly known as: 1950 Butler Street, Winston Salem, North Carolina 27107

The property hereinabove described was acquired by Grantor by instrument recorded in Book RE 3320 beginning at Page 1995.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or  X  does not include the primary residence of a Grantor.

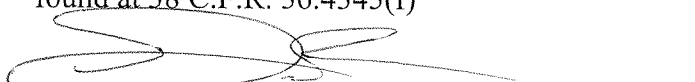
A map showing the above described property is recorded in Plat Book 4, Page 130, in the Office of the Register of Deeds of Forsyth County.

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, other than easements and encumbrances of record and property taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

THE SECRETARY OF VETERANS AFFAIRS,  
An officer of the United States of America  
By the Secretary's duly authorized property  
Management contractor, Vendor Resource  
Management, pursuant to a delegation of authority  
found at 38 C.F.R. 36.4345(f)

  
\_\_\_\_\_  
Printed Name and Title

STATE OF TX  
COUNTY OF Denton

On this date, before me personally appeared Gene Fisher, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of TX aforesaid, this 5th day of Jan, 20 17.

\_\_\_\_\_  
NOTARY PUBLIC  
My Term Expires: \_\_\_\_\_

