

**2017037678 00041**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$49.00**

PRESENTED &amp; RECORDED

09/21/2017 09:35:29 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

**BK: RE 3368****PG: 4287 - 4289**Excise Tax: **\$49.00**Tax ID#: **6826-81-3507**

Mail after recording to:

**Dwayne DeNorris Tate****4118 Rosa St****Winston, Salem, NC 27105**

This instrument was prepared by:

c/o Shauna M. Curphey, Esq.

Curphey &amp; Badger PA

25400 US Hwy 19 North, Ste 236

Clearwater, Florida 33763

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.

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**NORTH CAROLINA SPECIAL WARRANTY DEED**

TITLE NOT CERTIFIED - TITLE NOT EXAMINED BY PREPARER

THIS DEED, by and between

GRANTOR	GRANTEE
<b>WELLS FARGO BANK, N.A.</b>  <i>Mailing Address:</i> <b>8950 Cypress Waters Blvd</b> <b>Coppell, TX 75019</b>	<b>DWAYNE DENORRIS TATE, a married person</b>  <i>Mailing Address:</i> <b>4118 Rosa St</b> <b>Winston Salem, NC 27105</b>

The property does not include the primary residence of 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:

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

**The Land Referred To Herein Below Is Situated In The County Of Forsyth, State Of North Carolina, And Is Described As Follows:**

**Beginning At An Iron Stake On The West Side Of Thurmond Street, Said Stake Being The Southeast Corner Of Lot No. 9; Running Thence In A Westerly Direction Along The North Line Of Lot No. 9 218.1 Ft. To An Iron Stake, The Southwest Corner Of Lot No. 9; Running Thence In A Southernly Direction Along The East Line Of Children's Home Property 50 Ft. To An Iron Stake, The Northwest Corner Of Lot No. 7; Running Thence In An Easternly Direction Along The North Line Of Lot No.7 223.3 Ft. To An Iron Stake, In The West Line Of Thurmond Street; Running Thence In A Northernly Direction Along The West Line Of Thurmond Street 50 Ft. To The Place Of Beginning. Being All Of Lot No. 8, Map Of Clinard Crest, Winston-Salem, N.C. Surveyed By Fred Funsler, C. E., Recorded In Plat Book 10, Page 92, Office Of The Register Of Deeds, Forsyth County, N.C.**

Parcel ID: 6826-81-3507

Address: 1304 Thurmond St, Winston Salem, NC 27105

The property hereinabove described was acquired by the Grantor by instrument recorded in Book **RE 3326**, Page **3017-3019**, **Forsyth County Public Register of Deeds**.

A map showing the above described property is recorded in Map **Book 10**, Page **92**.

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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized office by authority of its Board of Directors, on this \_\_\_\_\_

**WELLS FARGO BANK, N.A.**

**by its attorney in fact Nationstar Mortgage LLC d/b/a Champion Mortgage Company**

By: Stacey Dowell  
 Name: Stacey Dowell  
 Its: Asst Secretary

State of Texas )

) ss.

County Dallas

On this 14 day of September, A.D., 2017 before me, a Notary Public in and for said county, personally appeared Stacey Dowell, to me personally known, who being by me duly sworn (or affirmed) did say that that person is Asst Secretary (title) of said **Nationstar Mortgage LLC d/b/a Champion Mortgage Company, as attorney in fact for Wells Fargo Bank, N.A.**, by authority of its board of (directors or trustees) and the said (officer's name Stacey Dowell) acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Alexandra Crawford (Signature) (Stamp or Seal)  
 Notary Public

POA Record in Book 3368 Page 4273 Forsyth County  
 Registry

