

2017045329 00190

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$123.00

PRESENTED & RECORDED

11/13/2017 12:32:19 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3377

PG: 3362 - 3365

Commitment Number: 170237515

Seller's Loan Number: 0014832976

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax ~~123.00~~

Recording Time, Book and Page

Tax Parcel Identifier No. **6828-54-2292.000**

Verified by _____ County on the _____ day of _____
by _____

Mail/Box to **5469 DOGWOOD DR, WINSTON SALEM, NC 27105**

This instrument prepared by Jay A. Rosenberg, Esq., (Bar Number:50013), a licensed North Carolina Attorney, J. Rosenberg, PA, 525 North Tryon Street, Suite 1600, Charlotte, N.C. 28202. Telephone: 704-440-8455 Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

The existence of title insurance is unknown to the preparer. This instrument prepared by Jay A. Rosenberg, a licensed North Carolina attorney, without title examination.

THIS DEED made this NOV 6, 2017, by and between

GRANTOR	GRANTEE
U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-WMC1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WMC1	CYNTHIA W TIMMONS
whose address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119	whose address is 5469 DOGWOOD DR, WINSTON SALEM, NC 27105

Submitted electronically by "The Law Offices of Randall L. Perry, PLLC" 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.

The property conveyed is not the principal residence of the grantor.

WITNESSETH

U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-WMC1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WMC1, grantor, for \$61,500.00 (Sixty One Thousand Five Hundred Dollars and Zero Cents) in consideration paid, hereby gives, grants, bargains, sells and conveys, with special warranty covenants, in fee simple, subject to the exceptions and reservations hereafter provided, if any, to CYNTHIA W TIMMONS, hereinafter grantee, whose tax mailing address is 5469 DOGWOOD DR, WINSTON SALEM, NC 27105, the following described real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF FORSYTH AND STATE OF NORTH CAROLINA BEING KNOWN AS FOLLOWS: BEING KNOWN AND DESIGNATED AS LOT 18, BLOCK B, AS SHOWN ON THE MAP OF CAUDLE CREST AS RECORDED IN PLAT BOOK 16, PAGE 148 IN THE OFFICE OF THE REGISTER OF DEEDS, FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE DEFINITE DESCRIPTION. BEING THE SAME PROPERTY AS CONVEYED FROM ANDREW VINING, ATTORNEY IN FACT FOR GRADY I. INGLE, SUBSTITUTE TRUSTEE TO U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-WMC1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WMC1 AS DESCRIBED IN INSTRUMENT NO. 201702235400015, DATED 6/7/2017, RECORDED 6/8/2017 IN FORSYTH COUNTY RECORDS.

Property Address is: 5469 DOGWOOD DR, WINSTON SALEM, NC 27105

BEING CLAUSE: Said property having been previously acquired by Grantor by: 201702235400015

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD unto the Grantee, in fee simple, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

The Grantor covenants with the Grantee that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions herein stated.

The Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

IN WITNESS WHEREOF, Grantor has executed this instrument as of Nov 6, 2017:

U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-WMC1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WMC1, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: J. Chandler 11/6/17

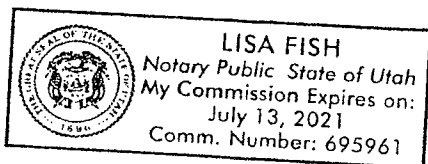
Print/Type Name: Jeaneen Chandler

Title: Document Control Officer

STATE OF Utah
COUNTY OF Salt Lake

*Personally Known

I, the undersigned Notary Public of the County and State aforesaid, certify that Jeaneen Chandler its Document Control Officer on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-WMC1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WMC1**, personally appeared before me this day and acknowledged that by authority duly given and as the act of **Select Portfolio Servicing, Inc., as Attorney in Fact for U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-WMC1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WMC1** and on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-WMC1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WMC1** he/she executed this deed as his/her free and voluntary act for the purposes set forth in this instrument and that he or she signed this foregoing instrument on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-WMC1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WMC1** as its act and deed.



Lisa Fish
Notary Public **LISA FISH**