

2017050440 00148
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$30.00
PRESENTED & RECORDED
12/20/2017 02:09:53 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST
BK: RE 3383
PG: 2761 - 2762

SPECIAL WARRANTY DEED

Mail to: Penney Properties
PO Box 1536
Hillsborough, NC 27278

Drawn by: SHAPIRO & INGLE
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216

If the initials of any Grantor or agent appear, the property includes the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2): _____

Tax ID#: 6835-76-2484.000

REVENUE STAMPS \$30.00

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

THIS INDENTURE Made this 15 day of December, 2017, between U.S. Bank National Association, as Trustee for Lehman Mortgage Trust Mortgage Pass Through Certificated Series 2007-10, hereinafter GRANTOR, whose address is 8950 Cypress Waters Blvd, Coppell, TX 75019 and Penney Properties, hereafter GRANTEE, whose address is PO Box 1536, Hillsborough, NC. 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 Forsyth County, North Carolina and more particularly described as follows:

Lying and being in the City of Winston-Salem, North Carolina and situated on the East side of Wheeler Street, said stake being 254.95 feet North of the Northeast corner of the intersection of Wheeler Street and Belews Creek Road (East First Street) and running thence Northwardly 50 feet to a stake, the southwest corner of Lot No. 22; thence Eastwardly 150 feet to a stake, the Southwest corner of Lot No. 22; thence southwardly 50 feet to a stake, the Northeast corner of Lot No. 20; thence westwardly 150 feet to a stake in Wheeler Street, the place of beginning, being known as Lot No. 21 on the Map of Wheeler Addition as recorded in Plat Book 1, Page 12, in Office of Register of Deeds of Forsyth County, North Carolina

Property Address: 125 Wheeler St, Winston Salem, NC 27101

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And the Grantor covenants with the Grantee, the 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 and to none other.

This instrument is being executed under the authority granted by a Power of Attorney and recorded in the Office of the Register of Deeds, County of Wake, State of North Carolina, on the 15th day of August, 2016 Book 16492, Page 1286.

U.S. Bank National Association, as Trustee for Lehman Mortgage Trust Mortgage Pass Through Certificated Series 2007-10, by and through its attorney in fact Nationstar Mortgage LLC

[Handwritten Signature]

By: Florika Baldwin
Name: Assistant Secretary
Title: Assistant Secretary

ACKNOWLEDGMENT

STATE OF Colorado §

COUNTY OF Douglas §

I, the undersigned Notary Public of the County and State aforesaid, certify that Florika Baldwin personally appeared before me this day and acknowledged that he/she is the Asst Secretary of Nationstar Mortgage LLC a North Carolina or Delaware corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Furthermore, I acknowledge that this instrument is being executed under the authority granted by a Power of Attorney and recorded in the Office of the Register of Deeds, County of Wake, State of North Carolina, on the 15th day of August, 2016 Book 16492, Page 1286.

WITNESS my hand and official seal on 15 day of December, 2017.

[Handwritten Signature]
Notary Public

My Commission Expires: 7-18-2020

Property Address: 125 Wheeler St, Winston Salem, NC 27101

17-092873

