

2018015507 00220

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$322.00

PRESENTED & RECORDED

04/27/2018 04:22:33 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3401

PG: 4059 - 4062

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$322.00

Parcel Identifier No. 5882-74-2018.00

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Rd., Suite 160, Winston-Salem, NC 27104

Mail tax bills to: Grantee: 4901 Autumnwood Ct., Clemmons, NC 27012

This instrument was prepared by: T. Thomas Kangur, Jr.

Brief description for the Index: Lot 35, Clemmons West

THIS DEED made this 19th day of April, 2018, by and between

GRANTOR: BANK OF AMERICA, N.A.

1600 South Douglass Rd., Suite 200-A

Anaheim, CA 75082

GRANTEE: P. JORDAN ENTERPRISES, LLC

A North Carolina limited liability company

4901 Autumnwood Ct.

Clemmons, NC 27012

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:

Being known and designated as Lot 35, as shown on the map of CLEMMONS WEST, SECTION THREE, as recorded in Plat Book 26, Page 156(2), in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

Property Address: 606 Ravenhill Court, Clemmons, NC 27012

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3388, Page 2796, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 26, Page 156(2).

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.

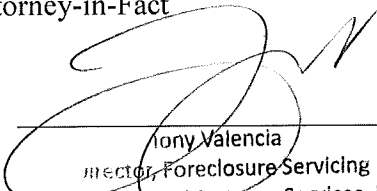
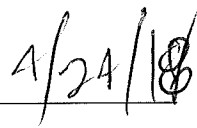
Title to the property hereinabove described is subject to the following exceptions:

Applicable zoning; any recorded or unrecorded easements and rights of way for service lines, streets, roads, highways, railroads, streams or bodies of water, and utilities as may border or cross subject property, including, but not limited to, subdivision streets as shown on recorded plat ; applicable setback lines as shown on recorded plat; applicable restrictive covenants, including any easements or rights of way reserved therein and homeowners' association provisions; street assessments; property taxes, a lien, deferred or otherwise, but not yet due and payable; matters that could be revealed by an accurate and current physical survey and boundary survey of the subject property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

BANK OF AMERICA, N. A. by
Carrington Mortgage Services, LLC,
Its Attorney-in-Fact

By:

Tony Valencia
Director, Foreclosure Servicing
Carrington Mortgage Services, LLC, Attorney in Fact
name and title of officer of Carrington Mortgage

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.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

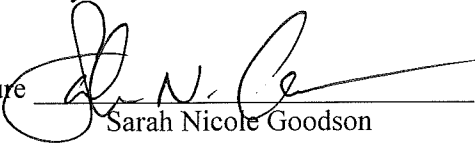
State of California

County of Orange

On April 24, 2018, before me, Sarah Nicole Goodson, Notary Public, personally appeared, Tony Valencia, 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.

Signature  (Seal)
Sarah Nicole Goodson



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

1000199087
(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/~~she~~/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

Exhibit A

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Tax Parcel Number: 5882-74-2018.00 (Block 4208G, Lot 035)

Property Address: 606 Ravenhill Court, Clemmons, NC 27012

A handwritten signature or set of initials, possibly 'TR', written in black ink.