

2018039895 00117

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

\$43.00

PRESENTED & RECORDED

10/15/2018 02:41:25 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3429

PG: 2268 - 2270

**NORTH CAROLINA
QUITCLAIM DEED**

Excise Tax: \$43.00

Parcel Identifier No.: 682673905000:

Mailing after recording to: Premium Title Services, 1000 Abernathy Rd N.E., Suite 200,
Atlanta, GA 30328

Mail Tax Statements to: **CR 2018 LLC**, 333 Westchester Ave West Building, SteW2100, White
Plains, NY 10604

This instrument was prepared by: Henry A. Mitchell III, Esq.

TITLE NOT CERTIFIED OR EXAMINED, NOR CLOSING PERFORMED, BY PREPARER

THIS DEED, made this 9 day of OCTOBER, 2018, by and between

GRANTOR

THE BANK OF NEW YORK MELLON (FKA THE BANK OF NEW YORK) as Trustee for
the holders of AMERICAN HOME MORTGAGE INVESTMENT TRUST 2004-4, By:
Ocwen Loan Servicing, LLC, as Attorney-In-Fact,

Mailing Address: C/O Ocwen Loan Servicing LLC. 1661 Worthington Road Suite #100,
West Palm Beach, Florida 33409

GRANTEE

CR 2018 LLC

Mailing Address: 333 Westchester Ave West Building, SteW2100, White Plains, NY 10604

Property Address: **905 Roosevelt Street, Winston Salem, NC 27105**

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, in the sum of **Eleven Thousand One Hundred Dollars and No Cents (\$11,100.00)**, the receipt of which is hereby acknowledged, has and by these presents does remise, release, and forever quitclaim] unto the Grantee, in fee simple, all that certain lot, parcel of land, or condominium unit, and more particularly described as follows:

BEGINNING at an iron in the northern right-of-way line of Roosevelt Street, said Iron being the southwest corner of lot 12 as shown on Map of Boston Heights as recorded in Plat Book 8 at Page 9 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence from said beginning point along the northern right-of-way line of Roosevelt Street, North 88° 15' 00" West 50.00 feet to a nail, the southeast corner of lot 10 as shown on the aforementioned plat; thence along the east line of the aforesaid lot 10 North 01° 44' 34" East 144.31 feet to an Iron; thence South 88° 15' 00" East 50.00 feet to an Iron; thence South 01° 44' 34" West 144.31 feet to the point and place of **BEGINNING**. Being known and designated as lot 11 as shown on Map of BOSTON HEIGHTS as recorded In Plat Book 8 at Page 9 In the Office of the Register of Deeds of Forsyth County, North Carolina, all according to survey of Thomas A. Riccio dated September 15,2000.

Together with improvements located thereon; said property being located at 905 Roosevelt St, Winston Salem, NC 27105 North Carolina

All or a portion of the property hereinabove described as acquired by the Grantor by Trustee's Deed recorded on: 02/08/2018 in Deed Book: RE 3389, Page: 3523, in the Office of the Register of Deeds for Forsyth County, State of North Carolina.

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

THIS CONVEYANCE is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The Grantor makes no warranties, express or implied, as to the title of the property described herein.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

THE BANK OF NEW YORK MELLON (FKA THE BANK OF NEW YORK)
as Trustee for the holders of AMERICAN HOME MORTGAGE INVESTMENT TRUST 2004-4,

By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact

By: *Jacqueline S. Michaelson* (Seal)

Name: **Jacqueline S. Michaelson**
Title: **Contract Management Coordinator**

STATE OF Florida
COUNTY OF Palm Beach

I certify that Jacqueline S. Michaelson as Contract Management Coordinator of Ocwen Loan Servicing, LLC, as Attorney-In-Fact for THE BANK OF NEW YORK MELLON (FKA THE BANK OF NEW YORK) as Trustee for the holders of AMERICAN HOME MORTGAGE INVESTMENT TRUST 2004-4, with full authority on behalf of said company, personally appeared before me this day, and acknowledging to me that he/she signed the foregoing document. Witness my hand and official stamp or seal this the 9 day of OCTOBER, 2018.

Aaron Friedlander
Notary Public
My Commission expires: _____
Aaron Friedlander

Personally Known To Me
AF 10/9/18

