

**2018045218 00041**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$43.00**

PRESENTED &amp; RECORDED

11/26/2018 09:09:21 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

**BK: RE 3435****PG: 2518 - 2521**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

TITLE OF DOCUMENT

This instrument was prepared by Lloyd T. Kelso, Attorney at Law, 128 East Garrison Boulevard, Gastonia, NC 28054. The Closing Attorney is \_\_\_\_\_, Attorney at Law, \_\_\_\_\_, NC \_\_\_\_\_. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The preparer of this instrument is not the closing attorney and therefore the preparer will not be paying any judgments, liens, including tax liens, or other indebtedness(es) related to this property.

**EXCISE TAX: \$43.00****After Recording Mail To:**

Bams Inc.  
2152 Shull Avenue  
Gilbert, SC 29054

**Mail Tax Statements To:**

Bams Inc.  
2152 Shull Avenue  
Gilbert, SC 29054

**This Instrument Prepared By:**

Lloyd T. Kelso, Esquire  
128 East Garrison Boulevard, Suite A  
Gastonia, North Carolina 28054

THIS DEED made this 20<sup>th</sup> day of November, 2018, by and between **The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-1, Ocwen Loan Servicing, LLC, as attorney in fact for New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as attorney in fact,** hereinafter called GRANTOR, WHOSE address is C/o Ocwen Loan Servicing, LLC. 1661 Worthington Road Suite 100, West Palm Beach, Florida 33409, AND **Bams Inc.,** hereinafter called GRANTEE, WHOSE address is: **2152 Shull Avenue, Gilbert, South Carolina 29054,**

WITNESSETH:

That the GRANTOR, for **FOUR THOUSAND AND NO/100 DOLLARS (\$4,000.00)** CONSIDERATION, to GRANTOR in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, remise, release, and forever quitclaim unto the GRANTEE, his heirs and/or successors and assigns, premises in **Forsyth County, North Carolina,** described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **1414 East Twenty Third Street**  
**Winston Salem, NC 27105**

Assessor's Parcel Number: **6836-74-3763.00**

Prior Recorded Doc. Ref.: **Deed: Recorded June 29, 2018; Book No. RE 3412, Page No. 2842, Doc. No. 2018024759 00027**

Submitted electronically by "PPM, LLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Conveyance is being recorded to clarify the vesting in the previous deed recorded at Book RE 3412, Page 2842, Instrument #2018024759 00027.

     This is the Grantor's primary residence.  
  X   This is not the Grantor's primary residence.

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD the above described premises with all the appurtenances thereunto belonging, or in any wise appertaining, unto the GRANTEE, his heirs and/or successors and assigns forever.

When reference is made to the GRANTOR or GRANTEE, the singular shall include the plural and masculine shall include the feminine or the neuter;

This instrument has been prepared solely based on information provided to the preparer who makes no warranties as to either the state of the title or the correctness of the information furnished.

IN WITNESS WHEREOF, the GRANTOR has caused this deed to be executed the day and year first above written.

The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-1, By: Ocwen Loan Servicing, LLC, as Attorney-in-Fact:

By: [Signature] 11/10/18

The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-1, Ocwen Loan Servicing, LLC, as attorney in fact for New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as attorney in fact

Christian Lazu

Contract Management Coordinator

Printed Name & Title

Witness:

CORPORATE SEAL

[Signature]  
Aaron Friedlander

Contract Management Coordinator

Printed Name & Title

STATE OF Florida

COUNTY OF Palm Beach

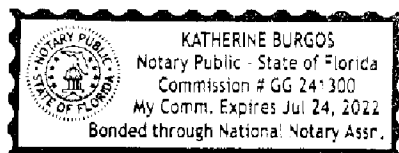
ss

I, Katherine Burgos, a Notary Public for said County and State, certify that Christian Lazu personally came before me this day and acknowledged that he/she is Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as attorney in fact for New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as attorney in fact for The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-1**, a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Contract Management Coordinator, sealed with its corporate seal, and witnessed by himself/herself as its Contract Management Coordinator.

Personally Known To Me 11/10/18

WITNESS my hand and official seal this the 10th day of November, A.D., 2018.

NOTARY STAMP/SEAL



[Signature] Katherine Burgos

NOTARY PUBLIC

MY Commission Expires: \_\_\_\_\_

Loan # 7090967154

**EXHIBIT "A" LEGAL  
DESCRIPTION**

All that certain lot or parcel of land situated in the City of Winston-Salem Township, Forsyth County, North Carolina and more particularly as follows:

Lying and being in Forsyth County, North Carolina and situated in North Winston on the South Side of Balsely Street (Now 23rd Street); Beginning at an iron stake 200 feet from Eutaw Street; running thence in a Westerly direction of 50 feet and of that same width back South 150 feet to an alley. The above lot being known and designated as Lot No. 4 on the map of Fairview Heights Andrews addition, recorded in office of the Register of Deeds of Forsyth County, in Deed Book 97 at Page 592, which see for a more particular description of said property, for further reference deed recorded in Deed Book 371, Page 82.

Together with improvements located thereon; said property being located at 1414 East Twenty Third Street, North Carolina.