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FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
08/01/2019 04:46:33 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY

BK: RE 3474

PG: 2610 - 2611

SPECIAL WARRANTY DEED

NORTH CAROLINA

FORSYTH COUNTY

Prepared by/Return to:

Hutchens Law Firm

P.O. Box 1028, Fayetteville, NC 28302

Case No: 1170341 (FC.FAY)

REVENUE: EXEMPT – Federal Entity Exemption

This conveyance is exempt as the underlying action was brought for the benefit of the party of the second part, a federal entity that insured the corresponding loan; the party of the first part herein is acting as transferor for said exempt federal entity.

TAX ID: 6844-56-3418.00

Not the primary residence of the Grantor herein

THIS DEED, made this 12 day of December 2018, by and between NORTH CAROLINA HOUSING FINANCE AGENCY, whose mailing address is c/o Branch Banking and Trust Company, 301 College Street, Greenville, SC 29601, hereinafter called Grantor, and the SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., his successors and assigns, C/O INFORMATION SYSTEMS & NETWORKS CORPORATION, whose mailing address is Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107 hereinafter called Grantee;

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 their 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:

BEGINNING at a point in the old south line of Waughtown Street about 82.5 feet East of Cemetary Lane, and being the northeast corner of Lot No. 110, Block 173B, Forsyth County Tax Maps; running thence with the old south line of Waughtown Street Eastwardly 78 feet, more or less, to the northwest corner of Lot No. 180; thence with the west line of Lot No. 108 Southwardly 6.9 feet to a point in the new south line of Waughtown Street as established by the City of Winston-Salem, said point being 10 feet South of and at the right angles to the existing south curb line of Waughtown Street; thence with the new south line of Waughtown Street as established by the City of Winston-Salem, and being 10 feet South of and parallel to said existing south curb line Westwardly 78 feet, more or less, to the east line of Lot No. 110; thence with the east line of Lot No. 220, Northwardly 3.3 feet to the place of BEGINNING. This is the same property as that described in deed book 1019 at page 590 of the Forsyth County Registry. Together with improvements located thereon; said property being located at 1804 Waughtown Street, Winston Salem, North Carolina.

Also being known and designated as block 1738 lot 203, Forsyth County Tax Maps.

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:

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or encumbrances of record against said property and any recorded releases.

SUBJECT to Restrictions, Easements, and Right of Way as may appear of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the 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.

NORTH CAROLINA HOUSING FINANCE
AGENCY

Cindy Lawrence
(Signature)

VP
(Title)

STATE OF South Carolina
COUNTY OF Greenville

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Cindy Lawrence
Type/print signor's name

Date: 12/12/2018

Holly E Diaz
Official Notary Signature

Holly E Diaz Notary Public
Notary Public printed typed name

My Commission Expires: 9-13-22

Official Seal

