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FORSYTH CO. NC FEE \$26.00
GOVERNMENT
PRESENTED & RECORDED
11/12/2019 03:18:49 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3492
PG: 2836 - 2838

SPECIAL WARRANTY DEED

NORTH CAROLINA
FORSYTH COUNTY

Prepared by/Return to:
Hutchens Law Firm LLP
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 8 day of November 2019, 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 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:

Beginning at an iron stake in the South line of Waughtown Street, Fred A. Thornton's corner; and running thence with the South line of Waughtown Street Eastwardly 80 feet to an iron stake, Leights' corner; thence with the Leights line Southwardly 175 feet to an iron stake; thence Westwardly 103 feet to an iron stake; thence Northwardly 167 feet to an iron stake, the place of beginning. Less and Except that portion deeded to the City of Winston- Salem.
Being all of that property described and conveyed in Deed recorded in book 1141, Page 749, Forsyth County Registry, and more commonly known as 1804 Waughtown Street, Winston-Salem, North Carolina.

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:

Submitted electronically by "Hutchens Law Firm LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, North Carolina Housing Finance Agency, by and through its Attorney-in-Fact, Branch Banking and Trust Company, has hereunto set their 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 by its Attorney-in-Fact, Branch Banking
and Trust Company

[Signature]
(Signature)
Vice President
(Title)

STATE OF N.C.
COUNTY OF Forsyth

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:

DIANE SNIDER
Type/print signor's name

Date: November 3rd 2019 Cynthia L Watkins
Official Notary Signature

Cynthia L Watkins Notary Public
Notary Public printed typed name

My Commission Expires: 03/09/2024

Official Seal

CYNTHIA L WATKINS
Notary Public
Forsyth Co., North Carolina
My Commission Expires Mar. 9, 2024

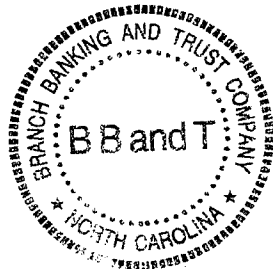
CORPORATE AUTHORIZATION

Diane R Snider serves as Assistant Vice President for Branch Banking and Trust Company (BB&T) and has continuously held this position since December 20, 2016.

Diane R Snider has, by virtue of position, the authority to execute documents necessary and proper to conduct her position as Assistant Vice President. Said authority is inherent in her position and the authority to conduct said position is necessarily performed without need of further authorization or resolution of BB&T.

Diane R Snider may execute certain documents under her inherent authority and said documents include, but are not limited to, substitution of trustee instrument, affidavit, assignment, deed, conveyance, endorsement of note, releases, certificate of satisfaction and any other document necessary to perform her position on behalf of BB&T.

Dated this 17 day of January, 2017.



BRANCH BANKING AND TRUST COMPANY

By: 

Bill Becker

Senior Vice President