

2019050514 00053

FORSYTH CO. NC FEE \$26.00
GOVERNMENT
PRESENTED & RECORDED
12/17/2019 11:03:53 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3498

PG: 2433 - 2434

NO REVENUE STAMPS- GOVERNMENT EXEMPTION

DRAWN BY: CLINT CALAWAY

MAIL TO: 380 KNOLLWOOD STREET, STE. G, WINSTON SALEM, NC 27103

GRANTOR MAILING ADDRESS: Secretary of Housing and Urban Development of Washington DC, 40 Marietta Street, Atlanta, Georgia 30303

The property conveyed is **NOT** the primary residence of the GRANTOR.

Property Address: 1804 WAUGHTOWN ST., WINSTON SALEM, NC 27107

GRANTEE'S MAILING ADDRESS: 1804 WAUGHTOWN ST., WINSTON SALEM, NC 27107

FHA Case No.:381-585693

File No.: 19-1399A

Tax ID#: 6844-56-3418.000

SPECIAL WARRANTY DEED

THIS DEED made this 13 day of DECEMBER 2019, by Secretary of Housing and Urban Development of Washington, D.C., party to the first part to, MINERVA ROLDAN party (ies) of the second part.

WITNESSETH: That the said party of the first part for valuable consideration, to it paid by the said party (ies) of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto said party (ies) of the second part, and the heirs and assigns of said party(ies) of the second part, all that certain lot or parcel of land situated in the County of FORSYTH, State of North Carolina, more particularly described as follows, to wit:

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.

Herein Described;

PARCEL ID: 6844-56-3418.000

THIS INSTRUMENT PREPARED BY: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.

submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

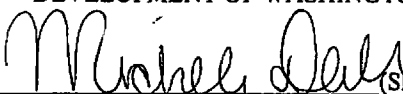
TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said party (ies) of the second part and the heirs and assigns of said party (ies) forever.

SUBJECT to all covenants, restrictions, reservations, easements conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

AND THE SAID PARTY of the first part doth covenant that it is seized of premises in fee and has the right to convey same in fee simple; that it will WARRANT AND DEFEND the said title to the same against claims of all person claiming by, through and under him.

IN WITNESS WHEREOF the undersigned on this 13 day of December, 2019, has executed the foregoing instrument as the duly authorized Agent of the Secretary of Housing and Urban Development of Washington DC, under authority and by virtue of a delegation of authority published at 70 FR 43171 (July 18, 2005).

SECRETARY OF HOUSING AND URBAN
DEVELOPMENT OF WASHINGTON DC

BY:  (SEAL)

NAME: Michele Duval

TITLE: Contract Manager

STATE OF New Hampshire
COUNTY OF Hillsborough

I, Kimberly Couture, A Notary Public for said County and State do hereby certify that Michele Duval, Contract Manager, Designated Signatory for the Secretary of Housing and Urban Development of Washington DC, and appeared before me this day whose authority is vested in it by 70 FR 43171 (July 18, 2005) acknowledged that he/she signed the foregoing instrument on the day and year within mentioned for and on behalf of the Secretary of Housing and Urban Development of Washington DC.

Witness my hand and official seal, this 13 day of December, 2019.

(OFFICIAL SEAL)


NOTARY PUBLIC

My Commission Expires: 11/8/22

KIMBERLY COUTURE, Notary Public
State of New Hampshire - County of Hillsborough