

2020021700 00142

FORSYTH CO. NC FEE \$26.00
 GOVERNMENT
 PRESENTED & RECORDED
 05/29/2020 12:51:16 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: EVELYN R. DIXON
 DPTY

BK: RE 3527
PG: 3311 - 3313

Excise Tax *EXEMPT* Recording Time _____, Book _____ and Page _____

Tax Lot No.: _____ Parcel Identifier No.: 6848-71-6362
 Verified by: _____ County on the _____ day of _____

By: _____

This instrument is exempt from State transfer taxes pursuant to NCGS §§ 105-278.1 and 105-228.29(5).

Mail after recording to ~~Buyer's Attorney~~ ^{BME} address for Buyer

This instrument was prepared by: Matthew S. Cheney, Attorney at Law

Brief description for the Index

Metes & Bounds - Dippen Road

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 13th day of May, 2020, by and between

Grantor	Grantee
Federal Home Loan Mortgage Corporation	Midland Trust Company as Custodian FBO Robert Garvin #1706922
<u>Mailing Address:</u> 5000 Plano Parkway Carrolton, Texas 75010	<u>Mailing Address:</u> <u>2010 Pope Road</u> <u>Winston-Salem, NC 27127</u> <u>Property Address:</u> 4847 Dippen Road Winston-Salem, NC 27105
Enter in appropriate block for each party; name, address, and, if appropriate, character of entity, e.g. corporation or partnership.	

19-⁰⁵⁶⁶⁶ Submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Notice per NCGS §105-317-2: The above mentioned property is not a primary residence of the Grantor.

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 into 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 east right-of-way line of Dippen Road, said iron stake being the northwest corner of Tax Lot 110 Book 3007 of the Forsyth County Tax Maps; running thence with the said right-of-way line, North 18-07-28 East 100.00 feet to an iron stake, a corner of Patricia M. Myers (see Book 1315 Page 1209, Forsyth County Registry); running thence with Myers' line the two following courses and distances: (1) South 86-46 East 206.95 feet to an iron; (2) South 18-07-28 West 100.00 feet to an iron; running thence North 86-46 West 206.95 feet to the point and place of **BEGINNING**.

BEING in accordance with a survey dated March 26, 1991, by Daniel F. Donathan, Registered Land Surveyor, being Tax Lots 22H and 22K, Tax Block 3007, Forsyth County Tax Maps, as presently constituted.

TOGETHER with improvements located thereon; said property being located at 4851 Dippen Road, Winston-Salem, North Carolina.

Prior Grantor(s): Kari Scales & Cecil J. Young
Property Address: 4847 Dippen Road, Winston-Salem, NC 27105

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 3453, Page 1884, Forsyth County Public Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel or 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:

Easements, conditions, restrictions of record, and the 2020 Ad Valorem property taxes, a lien but not yet due and payable.

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

**Federal Home Loan Mortgage Corporation by
BROCK & SCOTT, PLLC, as Attorney-In-Fact via
Power of Attorney Recorded on February 14, 2011 in
Book 26291 at Page 306 in the Mecklenburg County
Register of Deeds**

By: 

Name: Matthew S. Cheney

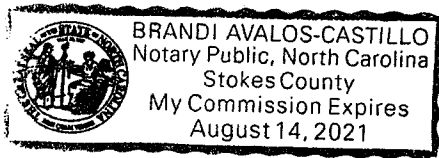
Title: Authorized Signatory

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I certify that the following person personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Matthew S. Cheney as Authorized Signatory for Brock & Scott, PLLC as Attorney in Fact for Federal Home Loan Mortgage Corporation.

Witness my hand and notarial seal, this 13th day of May, 2020.



Brandi Avalos-Castillo
Notary Public
Name: Brandi Avalos-Castillo
My Commission Expires: 8-14-21

This notary acknowledgement made pursuant to new NCGS § 10B-40, §10B-41, § 47-37.1(b). Effective December 1, 2005.
(Affix Notarial Seal/Stamp)