

2023008426 00005

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 03/17/2023 08:22:03 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3744
 PG: 3824 - 3825

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier Number: 6868-09-0315 Tax ID or Block & Lot: BLOCK 5165 LOT 154

Mail/Box to: Grantee at 448 Lawndale Drive, Winston Salem, NC 27104

This instrument was prepared by: The Elam Law Firm, PLLC, 351 N. Peace Haven, Winston Salem, NC 27104

Brief description for the Index: Lot 2, Map of Final Plat for Owens Douthit Jr Revised

THIS DEED made this March 8, 2023 by and between

GRANTOR	GRANTEE
Reverse Mortgage Funding LLC	Carrington Mortgage Services LLC
Grantor Address:	Buyer Address:
3900 Capital City Boulevard Lansing, MI 48906	1600 South Douglas Road, Suite 110 & 200 Anaheim, CA 92630
	Property Address: 4050 Pine Hall Road Walkertown, North Carolina 27051

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 or near the City of Walkertown, Forsyth County, North Carolina and more particularly described as follows:

County Tax ID: BLOCK 5165 LOT 154 / 6868-09-0315

BEING ALL of Lot 2, in the Salem Chapel Township, containing 2.535 acres, more or less, as shown on that plat entitle "Final Plat for Owens Douthit Jr Revised" as same is recorded in Plat Book 73, Page 114, to which plat specific reference is hereby made for a more particular description of said property, said plat being on file in the Office of the Register of Deeds for Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3711, Page 1239.

A map showing the above described property is recorded in Plat Book 73, Page 114.

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 doing nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against all the lawful claims of all persons claiming by, through, or under Grantor, other than the following exceptions: 2023 ad valorem taxes

____ / ____ THIS PROPERTY ☐ DOES ☒ DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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.

Reverse Mortgage Funding LLC

By Compu-Link Corporation dba Celink, as Attorney-in-Fact*

Michele Westhuis
By LRES Corp, Authorized Signatory for Celink

Name: Michele Westhuis

Title: Office and Accounting Manager

STATE OF Pennsylvania, COUNTY OF Montgomery

I, the undersigned Notary Public for Montgomery County, State of Pennsylvania, certify that Michele Westhuis personally came before me this day and acknowledged that he/she is the Office and Accounting Manager of Compu-Link Corporation dba Celink, a corporation, as attorney-in fact as shown in the Limited Power of Attorney recorded on 2/24/2023 in Instrument No. 2023005896 00018, Book RE 3741, Page 3867-3870 of Forsyth County, NC Register of Deeds and that he/she, as Authorized Signatory for Celink as Attorney-in-Fact for Reverse Mortgage Funding LLC, being authorized to do so, executed the foregoing on behalf of the Grantor.

Witness my hand and seal this the 14th day of March, 2023.

Heather M. Deal
Notary Public Heather M. Deal

My Commission Expires: 10/27/2023

Commonwealth of Pennsylvania - Notary Seal
Heather M. Deal, Notary Public
Montgomery County
My commission expires October 27, 2023
Commission number 1265271

