

**2023008427 00006**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$182.00**

PRESENTED & RECORDED  
 03/17/2023 08:22:03 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

**BK: RE 3744**

**PG: 3826 - 3827**

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$182.00

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

Carrington Mortgage Services LLC

Grantor Address:

1600 South Douglas Road, Suite 110 & 200  
 Anaheim, CA 92630

#### GRANTEE

John Southard Inc., a NC Corporation

Buyer Address:

448 Lawndale Drive  
 Winston Salem, NC 27104

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.

Carrington Mortgage Services LLC

By Compu-ink Corporation dba Celinek, as Attorney-in-Fact\*

Michele Westhuis (SEAL)  
By LRES Corp, Authorized Signatory for Celinek

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 Celinek, a corporation, as attorney-in fact as shown in the Limited Power of Attorney recorded on 2/24/2023 in Instrument No. 2023005896 00017, Book RE 3741, Page 3861-3867 of Forsyth County, NC Register of Deeds and that he/she, as Authorized Signatory for Celinek 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

