

2023037493 00062FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$275.00PRESENTED & RECORDED
11/02/2023 12:47:16 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3780
PG: 199 - 200**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax:	\$275.00
Parcel ID:	5980-91-5377.000
Mail/Box to:	Teddy Tedesco and spouse, Stephanie L. Tedesco, 4751 Boiling Springs Road, Tobaccoville, NC 27050
Prepared by:	Hutchens Law Firm LLP, 6230 Fairview Road, Suite 315, Charlotte, NC 28210
Title Insurance to be issued by:	
Brief description for the index:	Lots 2 and 3

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 31st day of October, 2023, by and between:

GRANTOR	GRANTEE
LAKEVIEW LOAN SERVICING, LLC, a Delaware Limited Liability Company, by and through its Agent, M&T Bank pursuant to Power of Attorney dated 11/4/2014 and recorded in Book 3330 at Page 2954 of the Forsyth County Registry 475 Crosspoint Parkway Getzville, NY 14068	Teddy Tedesco and spouse, Stephanie L. Tedesco 4751 Boiling Springs Road Tobaccoville, NC 27050

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Tobaccoville, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

Being known and designated as Lots 2 and 3 on the Map of property of the Thomas S. Sprinkle Estate located in Old Richmond Township, Forsyth County; which map or plat is recorded in the Office of the Register of Deeds for Forsyth County in Plat Book 12 at Page 79. Together with improvements located thereon; said property being located at 4751 Boiling Springs Road, Tobaccoville, North Carolina.

Parcel: 5980-91-5377.000

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3739 page 715. See also Deed Book 3780, Page 23 of FCR.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 12 Page 79.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

~~Instrument of Combination of record in Book 3763, Page 495 of FCR~~
IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Lakeview Loan Servicing, LLC, a Delaware Limited Liability Company
By: M&T Bank, a New York state chartered banking corporation, its Agent
pursuant to Power of Attorney dated November 4, 2014
By: Nichole McMurray
Name: NICHOLE McMURRAY
Title: Assistant Vice President

STATE OF NEW YORK, COUNTY OF ERIE

I, CARMEN ARUVALI, a Notary Public of the aforementioned State and County, do hereby certify that Nichole McMurray, (the "Signatory"), either being personally known to me or proven by satisfactory evidence (said evidence being personal knowledge), personally appeared before me this day and acknowledged that she is Assistant Vice President of M&T Bank, a New York state chartered banking corporation, the Agent of Lakeview Loan Servicing, LLC, a Delaware Limited Liability Company pursuant to Power of Attorney recorded in Book 3330, at Page 2954 in the Forsyth County Public Registry, and that this instrument was executed under and by virtue of that authority given by said instrument granting it power of attorney; and that the foregoing and annexed instrument was signed in its name for the purposes therein expressed for and on behalf of the said Lakeview Loan Servicing, LLC, a Delaware Limited Liability Company.

The Signatory acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal this 31st day of October, 2023.

My Commission Expires: March 7, 2026

Carmen Aruvali
Notary Public

CARMEN ARUVALI
Notary Public, State of New York
Qualified in Erie County
My Commission Expires March 7, 2026

Print Notary Name: CARMEN ARUVALI