

2024011122 00093

FORSYTH COUNTY NC FEE \$26.00

GIFT DEED

PRESENTED & RECORDED

04/10/2024 01:41:38 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3801

PG: 252 - 255

QUITCLAIM DEED

This Instrument Prepared by:

Reginald P. Harrion, Bar #58498
o/b/o National Deed Network
36181 East Lake Road #382
Palm Harbor, FL 34685

Tax ID/PIN: 6836-95-7406.000

Excise Stamps: \$ 0.00

Order # 101-10595254

Mail after recording to:

WV 2017-1 REO LLC
c/o Carrington Mortgage Services, LLC,
1600 S. Douglass Road, Suite 200A
Anaheim, CA 92806

THIS QUITCLAIM DEED is made by and between:

GRANTOR

WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS TRUSTEE OF WV 2017-1 GRANTOR TRUST
c/o Carrington Mortgage Services, LLC,
1600 S. Douglass Road, Suite 200A
Anaheim, CA 92806

GRANTEE

WV 2017-1 REO LLC
c/o Carrington Mortgage Services, LLC,
1600 S. Douglass Road, Suite 200A
Anaheim, CA 92806

This instrument prepared by: Reginald P. Harrion, a licensed North Carolina attorney, who is not the closing attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds

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 may be required by context.

WITNESSETH, that Grantor, for a valuable consideration, paid by the Grantee, the receipt of which is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor have in and to the following tract or parcel of land in Forsyth County, North Carolina, and more particularly described as:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Parcel ID: 6836-95-7406.000

submitted electronically by "Vylla Title, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Commonly known as: 1924 East Twenty-fifth Street, Winston Salem, NC 27101

Grantor acquired the property hereinabove described by instrument recorded in Book 3753 Page 1575

A map showing the above-described property is recorded in Map/Cabinet 1 at Page 36.

The above-described property is not the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging unto the said Grantee free and discharged from all right, title, claim or interest of the said Grantor or anyone claiming by, and through or under the Grantor.

Grantor makes no warranty, express or implied, as to the title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set his/~~her~~/their hand and seal, or, if corporate, has caused this Deed to be executed by its duly authorized officer(s), on this the 27 day of March, in the year 2024.

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF WV 2017-1 GRANTOR TRUST
By Carrington Mortgage Services LLC as attorney in fact

By [Signature] 3/27/2024

Name: Kenneth Hung Keen Ho

Post Foreclosure Manager

Title: **Carrington Mortgage Services, LLC Attorney in Fact**

_____, COUNTY
STATE OF _____

I certify that, on this the ____ day of _____, in the year 20____, the following person(s) personally appeared before me, each acknowledging to me that he or she signed the foregoing document: By _____, who is the/a _____ of Carrington Mortgage Services LLC as attorney in fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF WV 2017-1 GRANTOR TRUST

See Attached

Notary Public Official Signature

Notary Printed or Typed Name

My commission expires: _____

DISCLAIMER: The preparer makes no representation other than the validity of the form of this instrument. Preparer did not perform a title search on, or a boundary survey of, the property conveyed and makes no representation as to status of the title, property use or zoning regulations. Preparer has offered no legal advice to the Grantor or Grantee on: the type of deed to use, the tenancy created, nor any other legal or tax implication of this conveyance. If Grantor or Grantee want this advice, they should seek independent legal counsel.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On March 27, 2024 before me, Julio Gonzalez, Notary Public
(insert name and title of the officer)

personally appeared Kenneth Hung Keen Ho
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

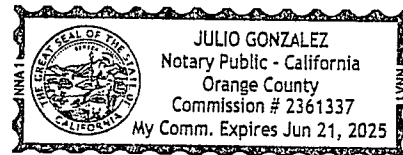


Exhibit A

Commitment File No.: 101-10595254

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF FORSYTH, STATE OF NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOTS ON THE CORNER OF 25TH STREET AND ANSONIA STREET, AND BEING KNOWN AND DESIGNATED AT LOTS NOS. 73 AND 74, AS SHOWN ON THE MAP OF ALEXANDER HEIGHTS, AS RECORDED IN PLAT BOOK 1, PAGE 36, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE DEFINITE AND PARTICULAR DESCRIPTION.

For Informational Purposes Only:

Property Address: 1924 East Twenty-fifth Street, Winston Salem, NC 27101

Parcel ID: 6836-95-7406