

2024011123 00094

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$124.00

PRESENTED & RECORDED
04/10/2024 01:41:38 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3801
PG: 256 - 259

SPECIAL WARRANTY 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: \$ 124.00

Order # 101-10595254

Mail after recording to:
Yulma Moctezuma Guzman
1924 East Twenty-fifth Street
Winston Salem, NC 27101

THIS SPECIAL WARRANTY DEED is made by and between:

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

GRANTEE
YULMA MOCTEZUMA GUZMAN
1924 East Twenty-fifth Street
Winston Salem, NC 27101

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 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 the said Grantor has in and to the following tract or parcel of land in Forsyth County, North Carolina, and more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Parcel ID: 6836-95-7406.000
Commonly known as: 1924 East Twenty-fifth Street, Winston Salem, NC 27101

Grantor acquired the property hereinabove described by instrument recorded concurrently herewith.

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.

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 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 done nothing to impair such title as Grantor received, and that 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 hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

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.

WV 2017-1 REO, LLC
By Carrington Mortgage Services LLC as attorney in fact

By [Signature] 3/27/2024

Kenneth Hung Keen Ho
Name: **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 WV 2017-1 REO, LLC

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)

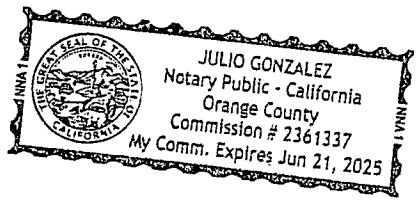


Exhibit A

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