

2024017383 00048

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$101.00

PRESENTED & RECORDED
05/30/2024 11:14:35 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3808
PG: 4041 - 4043

Commitment Number: 230515966
Seller's Loan Number: 0015520513

After Recording Return To:
Thachyin Properties, LLC
3645 Dunhurst Dr.
Pfafftown NC 27040

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax **\$101.00**

Recording Time, Book and Page

Tax Parcel Identifier No. **6808-36-9471**

Verified by _____ County on the _____ day of _____
by _____

Mail/Box to Thachyin Properties, LLC: 3645 Dunhurst Dr., Pfafftown NC 27040

This instrument prepared by Courtney E. Dec (Bar Number: 61347), a licensed North Carolina Attorney, Bundle, 8940 Main Street, Clarence, NY 14031 (716) 634-3405 Fax: (716) 634-3166. Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector. The existence of title insurance is unknown to the preparer. This instrument prepared by Courtney E. Dec, a licensed North Carolina attorney, without title examination.

THIS DEED made this MAY 23 2024, by and between

GRANTOR	GRANTEE
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2	Thachyin Properties, LLC
whose address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119	whose address is 3645 Dunhurst Dr., Pfafftown NC 27040

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.

The property conveyed is not the principal residence of the grantor.

WITNESSETH

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2, hereinafter grantor, whose mailing address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, for \$50,100.00 (Fifty Thousand One Hundred Dollars and Zero Cents) in consideration paid, hereby gives, grants, bargains, sells and conveys, with special warranty covenants, in fee simple, subject to the exceptions and reservations hereafter provided, if any, to **Thachyin Properties, LLC**, hereinafter grantee, whose tax mailing address is **3645 Dunhurst Dr., Pfafftown NC 27040**, the following described real property:

TRACT ONE:

BEGINNING AT A NEW IRON PIN IN THE RIGHT-OF-WAY LINE OF N.C. HIGHWAY NO. 65, ALSO KNOWN AS BETHANIA ROAD, THE SIX FOLLOWING COURSES AND DISTANCES: S. 70° 10' 34" W. 171.47 FEET TO A NEW IRON PIN IN THE RIGHT-OF-WAY LINE OF SAID BETHANIA ROAD; THENCE S. 70° 40' 15" W. 50 FEET TO A NEW IRON PIN IN THE RIGHT-OF-WAY LINE OF BETHANIA ROAD; THENCE NORTH 17° 10' 00" 200.68 FEET TO A NEW IRON PIN; THENCE N. 71° 26' 49" 50 FEET TO A NEW IRON PIN; THENCE N. 81° 55' 30" E. 130.75 FEET TO A NEW IRON PIN; THENCE S. 30° 59' 21" E. 176.50 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 0.867 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED 6/1/87 BY KENNETH L. FOSTER, R.L.S., PROJECT NO. 5897, AND BEING A PORTION OF LOTS 2M AND 3M, BLOCK 4747.

Being that identical property as Deed Book 3779 Page 116

Property Address is: 5515 BETHANIA ROAD, PFAFFTOWN, NC 27040

Said property having been previously acquired by Grantor by: **2023036670 00139**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD unto the Grantee, in fee simple, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

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 herein stated.

The Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

All or a portion of the property herein conveyed _____ includes or ___X___ does not include the primary residence of Grantor.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

MAY 23 2024

IN WITNESS WHEREOF, Grantor has executed this instrument as of _____:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: _____
Terry Boren

MAY 23 2024

Print/Type Name: _____

Title: Document Control Officer

STATE OF Utah
COUNTY OF Salt Lake

I, the undersigned Notary Public of the County and State aforesaid, certify that Terry Boren its Document Control Officer on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2, personally appeared before me this MAY 23 2024 day and acknowledged that by authority duly given and as the act of Select Portfolio Servicing, Inc., as Attorney in Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2 and on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2 he/she executed this deed as his/her free and voluntary act for the purposes set forth in this instrument and that he or she signed this foregoing instrument on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2 as its act and deed.

*Personally Known

Notary Public Rachel Hadfield

