

**2024027275 00159**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$126.00**

PRESENTED &amp; RECORDED

08/14/2024 03:23:10 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3821****PG: 1723 - 1725**

Commitment Number: 240179635

Seller's Loan Number: 7001134977

After Recording Return To:  
 Brandon KT Kemppainen  
 Monica M. Kemppainen  
 4709 Bell West Drive  
 Kernersville, NC 27284

**NORTH CAROLINA SPECIAL WARRANTY DEED**Excise Tax **\$126.00**

Recording Time, Book and Page

Tax Parcel Identifier No. **6846-01-3092.000**

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_

by \_\_\_\_\_

Mail/Box to Brandon KT Kemppainen and Monica M. Kemppainen, 4709 Bell West Drive Kernersville, NC 27284

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 **AUG 12 2024**, by and between

| GRANTOR                                                            | GRANTEE                                                      |
|--------------------------------------------------------------------|--------------------------------------------------------------|
| <b>DLJ MORTGAGE CAPITAL, INC.</b>                                  | <b>Brandon KT Kemppainen and Monica M. Kemppainen</b>        |
| whose address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 | whose address is 4709 Bell West Drive Kernersville, NC 27284 |

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

**DLJ MORTGAGE CAPITAL, INC.**, hereinafter grantor, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, for \$63,000.00 (Sixty Three Thousand 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 **Brandon KT Kemppainen and Monica M. Kemppainen**, hereinafter grantee, whose tax mailing address is **4709 Bell West Drive Kernersville, NC 27284**, the following described real property:

**BEING KNOWN and designated as Lot No. 63, as shown on the Map of Slater Park, Section 1, as recorded in Plat Book 17, Page 50, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which Map is hereby made for a more particular description.**

**Property Address is: 2141 E 12TH ST, WINSTON SALEM, NC 27101**

Said property having been previously acquired by Grantor by: **2024010351 00037 BK: RE 3800 PG: 254-256**

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.

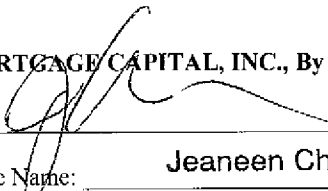
The Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument as of AUG 12 2024:

**DLJ MORTGAGE CAPITAL, INC., By Select Portfolio Servicing, Inc., as Attorney in Fact**

By: 

**AUG 12 2024**

Print/Type Name: Jeaneen Chandler

Title: Document Control Officer

STATE OF Utah

COUNTY OF Salt Lake

**\*Personally Known**

**Jeaneen Chandler \***

I, the undersigned Notary Public of the County and State aforesaid, certify that Jeaneen Chandler its Document Control Officer on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for DLJ MORTGAGE CAPITAL, INC.**, personally appeared before me this AUG 12 2024 day and acknowledged that by authority duly given and as the act of **Select Portfolio Servicing, Inc., as Attorney in Fact for DLJ MORTGAGE CAPITAL, INC.**, and on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for DLJ MORTGAGE CAPITAL, INC.**, 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 DLJ MORTGAGE CAPITAL, INC.**, as its act and deed.

POA recorded in  
Book 3820, Page 4217  
Forsyth County  
Registry

Notary Public

**Jose Bocanegra**

