Book 3821 Page 1723

2024027275 00159

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

PRESENTED & 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 Kemersville, NC 27284

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$ 12600	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. Kemp	opainen, 4709 Bell West Drive Kernersville, NC 27284
This instrument prepared by Courtney E. Dec (Bar Number: Main Street, Clarence, NY 14031 (716) 634-3405 Fax: (71 attorney/settlement agent upon disbursement of closing prinsurance is unknown to the preparer. This instrument prepare without title examination. THIS DEED made this AUG 1 2 2024, by an	16) 634-3166. Any delinquent taxes to be paid by closing occeds to the county tax collector. The existence of title
GRANTOR	GRANTEE
DLJ MORTGAGE CAPITAL, INC.	Brandon KT Kemppainen and Monica M. Kemppainen
whose address is 3217 S. Decker Lake Dr., Sait Lake City, UT 84119	whose address is 4709 Bell West Drive Kernersville, NC 27284
The designation Grantor and Grantee as used herein shall in shall include singular, plural, masculine, feminine or neuter	nclude said parties, their heirs, successors, and assigns, and as required by context.

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

Page 1 of 3

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 by law, or otherwise, concerning the condition of the title of the property.

All or a portion of the property herein conveyed _	includes orX	does not include the primar
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:
DLJ MORTCAGE CAPITAL, INC., By Select Portfol	io Servicing, Inc., as Attorney in Fact AUG 1 2 2024
Print/Type Name: Jeaneen Chandler	_
Title: Document Control Officer	
STATE OF Utah	
COUNTY OF Salt Lake	★Personally Known
CAPITAL, INC., personally appeared before me this	ryicing, Inc., as Attorney in Fact for DLJ MORTGAGE AUG 2 2024 day and acknowledged that by authority ac., as Attorney in Fact for DLJ MORTGAGE CAPITAL, Attorney in Fact for DLJ MORTGAGE CAPITAL, INC., for the purposes set forth in this instrument and that he or she