

2011008153 00248
FORSYTH CO. NC FEE \$22.00
STATE OF NC REAL ESTATE EXT
\$148.00
PRESENTED & RECORDED
02/28/2011 03:19:09 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPTY
BK: RE 2991
PG: 3291 - 3292

SPECIAL WARRANTY DEED

Mail to: Thomas O'Toole

Drawn by: SHAPIRO & INGLE (Jessica LaPage)
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216

If the initials of any Grantor or agent appear, the property includes the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2): _____

Tax ID#: 6883-88-9141.00 \$148.00 REVENUE STAMPS

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

THIS INDENTURE Made this 21 day of January, 2011, between HSBC Mortgage Services, Inc., hereinafter GRANTOR, whose address is 636 Grand Regency Blvd., Brandon, FL 33509 and Thomas O'Toole, hereafter GRANTEE, whose address is 2433 Londonderry Road, 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.

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 situated in Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 196 of Canterbury, Section 7, as per plat thereof recorded in Plat Book 25, at Page 62 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 2433 Londonderry Rd, Kernersville, NC 27284

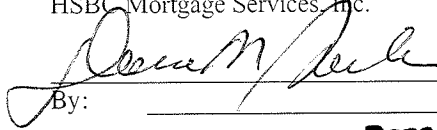
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And the Grantor covenants with the Grantee, the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

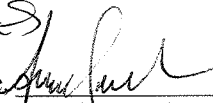
Submitted electronically by "Wyatt Early Harris Wheeler LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

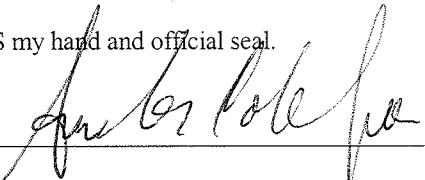
HSBC Mortgage Services, Inc.

By: 
 _____ President **Dana M. Sacks**
Asst. Vice President

State of California
 County of Orange

On 1-21-11 before me  (here insert name and title of the officer), personally appeared DANA M. SACKS, 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)

Property Address: 2433 Londonderry Rd, Kernersville, NC 27284
 10-007652

