

FILED Jan 23, 2018 10:31 am	
BOOK 01338	FILED
PAGE 0642 THRU 0645	VANCE
INSTRUMENT # 00265	COUNTY NC
RECORDING \$26.00	CAROLYN R. PECORA
EXCISE TAX \$114.00	REGISTER
	OF DEEDS
	CDN

Excise Tax: \$114.00

Tax ID#: 0525a01012 & 0525A01013

Mail after recording to:
Ted Wayne Frazier
153 Thistle Dr.
Youngsville, NC 27596

This instrument was prepared by:
c/o Shauna M. Curphey, Esq.
Curphey & Badger PA
25400 US Hwy 19 North, Ste 236
Clearwater, Florida 33763

A licensed North Carolina Attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the County Tax Collector upon disbursement of the closing proceeds.

NORTH CAROLINA SPECIAL WARRANTY DEED

TITLE NOT CERTIFIED - TITLE NOT EXAMINED BY PREPARER

THIS DEED, by and between

GRANTOR	GRANTEE
<i>U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-WF1 Mailing Address: c/o Wells Fargo Bank N.A. 8480 Stagecoach Circle, Frederick, MD 21701</i>	<i>Ted Wayne Frazier Mailing Address: 153 Thistle Dr. Youngsville, NC 27596</i>

The property does not include the primary residence of Grantor.

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:

Grantor, for good and valuable consideration paid by the Grantee, the receipt and sufficiency 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 **Vance** County, North Carolina, and more particularly described as follows:

PARCEL A:

LOT #4 AS SHOWN ON A CERTAIN PLAT ENTITLED "PROPERTY OF F.H. ELLINGTON" MADE BY HAMME AND SULLINS, ENGINEERS, DATED APRIL 15, 1971, WHICH PLAT APPEARS OF RECORD IN PLAT BOOK 'T' AT PAGE 114, VANCE COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR OTHER AND FURTHER DESCRIPTION AND CERTAINTY OF LOCATION.

FOR FURTHER REFERENCE SEE DEED AS APPEARS IN BOOK 1323, PAGE 1052, VANCE COUNTY REGISTRY.

PARCEL B:

BEGIN AT AN IRON PIN, REAR CORNER OF LOTS 4 AND 5 ON THE PLAT HEREINAFTER REFERRED TO, IN THE LINE OF THE HOWARD ALLEN PROPERTY, SAID IRON PIN BEING NORTH 1 DEGREES 26' EAST 837 FEET FROM AN IRON PIN IN THE NORTHERLY EDGE OF THE RIGHT OF WAY OF THE HENDERSON-WARRENTON ROAD IN THE LINE OF THE BOUNDARY BETWEEN LANDS OF HOWARD ALLEN AND F.H. ELLINGTON; FROM SAID BEGINNING POINT RUN THENCE ALONG THE HOWARD ALLEN LINE NORTH 1 DEGREE 26' EAST 143 FEET TO AN OLD IRON PIN, CORNER FOR F.H. ELLINGTON AND HOWARD ALLEN IN THE LINE OF THE HUGH ELLINGTON, JR. PROPERTY; THENCE WITH SAID HUGH ELLINGTON, JR. PROPERTY LINE SOUTH 81 DEGREES 57' EAST 134.4 FEET TO AN IRON PIN, REAR CORNER OF LOTS 5 AND 6; THENCE ALONG THE BOUNDARY BETWEEN SAID LOTS 5 AND 6 SOUTH 9 DEGREES 50' EAST 156.5 FEET TO AN IRON PIN AT THE NORTHERLY END OF A 60-FOOT STREET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE HAVING A RADIUS OF 50 FEET FOR A DISTANCE OF 56.36 FEET AS MEASURED ALONG THE RIGHT OF WAY OF SAID 60-FOOT STREET TO AN IRON PIN, CORNER OF LOTS 4 AND 5; THENCE ALONG THE BOUNDARY BETWEEN LOTS 4 AND 5 NORTH 62 DEGREES 5' WEST 140.9 FEET TO THE PLACE OF BEGINNING BEING LOT 5 AS SHOWN ON PLAT OF PROPERTY OF F.H. ELLINGTON MADE BY HAMME & SULLINS, ENGINEERS, DATED APRIL 15, 1971, FROM WHICH THIS DESCRIPTION WAS TAKEN AND TO WHICH REFERENCE IS HEREBY MADE FOR OTHER AND FURTHER DESCRIPTION AND CERTAINTY OF LOCATION.

Parcel ID: **0525a01012 & 0525A01013**

Address: **139 Ellington Road, Henderson, NC 27537**

The property hereinabove described was acquired by the Grantor by instrument recorded in Book **1323**, Page **1052-1054** ~~and Book 1332 Page 784~~ **Vance** County Public Register of Deeds.

A map showing the above described property is recorded in Map Book **T**, Page **114**.

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 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 subject to the following exceptions: Subject to easements, restrictions and rights of way of record.

This instrument is being executed under the authority granted by a Power of Attorney and recorded as Book 1338 Page 637, in the Office of the Recorder of Vance County, North Carolina.

BK 1338 PG 0645

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized office by authority of its Board of Directors, on this 9th day of January, 20 18.

U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-WF1 By Wells Fargo Bank, N.A. as attorney in Fact

By: [Signature] 1-9-18

Name: ALAN BANKS

Its: Vice President Loan Documentation

State of Iowa

County Dallas

On this 9 day of Jan., A.D., 20 18, before me, a Notary Public in and for said county, personally appeared Alan Banks, to me personally known, who being by me duly sworn (or affirmed) did say that that person is V.P. (title) of said Wells Fargo Bank, N.A. as attorney in fact for **U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-WF1**, by authority of its board of (directors or trustees) and the said (officer's name) Alan Banks acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature)
Notary Public

