

This certifies that there are no delinquent ad valorem real estate taxes, which the Vance County Tax Collector is charged with collecting, that are a lien on:

Pin Number: 0608A01037
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.

Maite Smarow Date: 10-23-14
Vance County Tax Office

FILED Oct 23, 2014 01:03 pm
BOOK 01285
PAGE 0391 THRU 0392
INSTRUMENT # 03783
RECORDING \$26.00
EXCISE TAX (None)

FILED
VANCE
COUNTY NC
CAROLYN R. PECORA
REGISTER
OF DEEDS
KHC

SPECIAL WARRANTY DEED

REVENUE: Exempt because excise tax stamps on this conveyance are not applicable under N.C.G.S. 105-228.28

A130LWB

THIS INSTRUMENT PREPARED BY: CHRISTOPHER T. SALYER, 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 closing proceeds. Noted pursuant to NCGS 161-31(al).

RETURN TO: The Law Office of Lori Renn, 409 Young Street, Henderson, NC 27536

TITLE NOT CERTIFIED - TITLE NOT EXAMINED BY PREPARER

NORTH CAROLINA

VANCE COUNTY

TAX PARCEL ID: 0608A-01-037 Not the primary residence of the Grantor herein

THIS DEED made this 22nd day of ~~September~~^{October}, 2014, by and between FANNIE MAE, a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the Laws of the United States of America, whose address is P.O. Box 650043, Dallas, TX 75265-0043, hereinafter called Grantor and **Diane McDaniel Arrington**, a married person, whose mailing address is 1031 Franklin Lane, Henderson, NC 27537, and **Marion Phillip Arrington Jr.**, a married person, whose mailing address is 1031 Franklin Lane, Henderson, NC 27537 hereinafter called Grantee;

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:

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 the County of Vance, North Carolina and more particularly described as follows:

Being Lot 68 containing 1.422 acres according to survey and plat entitled Owner Timberlake Estates, Inc. as prepared by Luther E. Stegall, RLS, dated August 6, 1992, as appears in Plat Book V, Page 638, in the Office of the Register of Deeds of Vance County. Together with improvements located thereon; said property being located at 1031 Franklin Lane, Henderson, North Carolina. Together with a perpetual, non-exclusive easement appurtenant of ingress, egress and regress over and across those certain 60-foot private roads as shown on the above-entitled plat from the property hereinabove described to and from State Road 1427 and State Road 1438.

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or encumbrances of record against said property and any recorded releases.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 01261, Page 0725, Vance County Registry, North Carolina.

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.

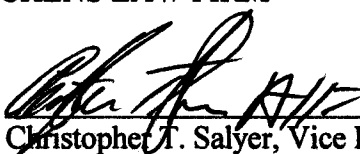
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received and Grantor will warranty and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to Restrictions, Easements and Rights of Way as may appear of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer the day and year first above written.

FANNIE MAE a/k/a FEDERAL NATIONAL
MORTGAGE ASSOCIATION, By Its Attorney-in-Fact,
HUTCHENS LAW FIRM

By: 
Christopher T. Salyer, Vice President

Pursuant to that certain Power of Attorney recorded in Cumberland County, North Carolina, in Book 9346, Page 565, on December 13, 2013. See the Notice and Certificate of Assumed Name filed in Cumberland County, North Carolina, Book 9290, page 513, on September 12, 2013.

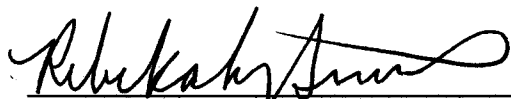
STATE OF NORTH CAROLINA

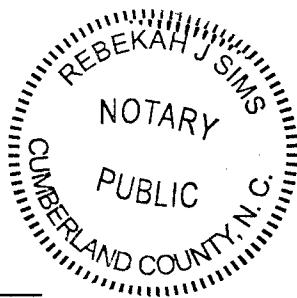
COUNTY OF CUMBERLAND

I certify that the following person personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Christopher T. Salyer

Witness my hand and official stamp or seal, this 23rd day of September, 2014.


REBEKAH J. SIMS, NOTARY PUBLIC



MY COMMISSION EXPIRES: 2/20/2016
