

SPECIAL WARRANTY DEED

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

A14157X

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 McCullers & Whitaker, 216 Hwy 70 West, Garner, NC 27529**

TITLE NOT CERTIFIED - TITLE NOT EXAMINED BY PREPARER

NORTH CAROLINA

WAKE COUNTY

TAX PARCEL ID: 0108561 Not the primary residence of the Grantor herein

THIS DEED made this 19th day of February, 2015, 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 **Mario Solimano, a single person, whose mailing address is 3805 Cascade Ct., Raleigh, NC 27604** 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 Wake, North Carolina and more particularly described as follows:

Being all of Lot 53, as shown on the map of plat of PHASE 4, BRENTWOOD TODAY SUBDIVISION, which is duly recorded in Plat Book 1979, Page 224, Register of Deeds for Wake County, North Carolina, to which plan reference is hereby made for a more complete and accurate description thereof.

Together with improvements thereon said property located at 3805 Cascade Court, Raleigh, NC 27612 Parcel# 0108561

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 15810, Page 2759, Wake 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.

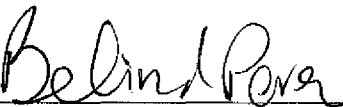
STATE OF NORTH CAROLINA

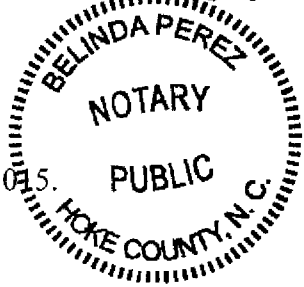
COUNTY OF CUMBERLAND

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 19th day of February, 2015.


BELINDA PEREZ, NOTARY PUBLIC



MY COMMISSION EXPIRES: 11/24/2019
