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NEDRA W. MOLES, Henderson COUNTY, NC
Transfer Tax: \$318.00

JACK LYDA

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ *318.00*

Tax Parcel Identification Number (PIN): 9966746/1002746/1002748/1002749

Mail after recording to: RELS SETTLEMENT SERVICES, 1 CORELOGIC DRIVE, BLDG 6 4TH FLOOR WESTLAKE, TX 76262

This instrument was prepared by: FRED W. HARRISON, 1007 CLIFTON TERRACE KINSTON, NC 28501

THIS DEED made this *10th* day of *August*, 20 *12* by and between **WELLS FARGO FINANCIAL NORTH CAROLINA 1, INC.** whose mailing address is 800 WALNUT, DES MOINES, IA 50309 (Grantor), and **N. CAROLINA PROPERTIES, INC., A FLORIDA CORPORATION**, whose mailing address is 3 GOLFVIEW RD, PALM BEACH, FL 33480 (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, 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 HENDERSON County, North Carolina, and more particularly described as follows:

Please see attached Exhibit A

The property described herein does not include the primary residence of the Grantor.

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.

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

WELLS FARGO BANK, NA AS ATTORNEY IN FACT FOR WELLS FARGO FINANCIAL NORTH CAROLINA 1, INC.

By: *Janene K Brennan*
JANENE K. BRENNAN
Office: Vice President Loan Documentation

State of ~~North Carolina~~ Iowa)
County of Dallas)

I, Notary Public for said County and State, certify that *Janene K Brennan* personally came before me this day and acknowledged that he/she is the *VPLO* of **WELLS FARGO BANK, NA AS ATTORNEY IN FACT FOR WELLS FARGO FINANCIAL NORTH CAROLINA 1, INC.**, and that he/she, as said office holder, being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official stamp or seal, this day of *August 10*, 20*12*.

China Lem
Notary Public
My Commission Expires: _____



(Seal)

EXHIBIT A

Being that 10.98 acres Lot 1, that 17.13 acre Lot 2, that 7.60 acre Lot 3 and that 9.69 acre Lot 4 as shown on that plat entitled "Survey of Subdivision for Todd Jenks" recorded in Plat Slide 5559, Henderson County Registry, reference to which is hereby made and incorporated herein for a more specific description.

Subject to that non-exclusive 45 foot wide road right of way, for ingress and egress and for utilities to Lot 2, Lot 3 and Lot 4, as shown in dotted line of Plat Slide 5559, running through the above Lot 1, subject to the obligation of the parties using said 45 foot wide road right of way to pay a pro-rata share of its maintenance and repair.

Together with appurtenant to and run with the above described four lots, that non-exclusive 45 foot wide road right of way, for ingress, egress, regress and for utilities, as shown in the dotted lines on Plat Slide 5559, the western edge of which is the eastern edge of the 9.69 acres Lot 4, and said 45 foot wide right of way continuing through 17.13 acre Lot 2 and continuing through the 10.98 acre Lot 1 to the southernmost corner of said Lot 1, as shown on Plat Slide 5559, reference to which is hereby made and incorporated herein for the location of said 45 foot wide right of way, SUBJECT to the obligation of the parties using said 45 foot wide right of way to a pro-rata share of its maintenance and repair.

Together with appurtenant to and to run with the above described four lots, that non-exclusive 30 foot wide right of way for ingress, egress, regress and for utilities, running from the southernmost corner of said 10.98 acre Lot 1 shown on Plat Slide 5559 in a southerly direction of McMinn Road (SR 1617) said 30 foot wide road right of way is conveyed in Deed Book 407, Page 229, as well as in other documents recorded in the Henderson County Registry.