

Drafted by Steven D. Smith Lot 40 Block 909
MAIL TO: Grantee, 1042 Thurmond Street, Winston-Salem, N.C. 27105

Drafted By: Steven D. Smith
NORTH CAROLINA SPECIAL WARRANTY DEED 31

This Deed, made this 13th day of May, 1988 by and between

Grantor	Grantee
FEDERAL HOME LOAN MORTGAGE CORPORATION	ELMER R. COOPER (widowed)

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the 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 the City of Winston-Salem, Forsyth County, North Carolina, and more particularly described as follows:

Being known and designated as Lot 40 as shown on the map of Chatham Heights, recorded in Plat book 10 at page 160 (2), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

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 easements, conditions and restrictions of record, if any, and 1988 ad valorem taxes pro-rated to the date of closing.

IN TESTIMONY WHEREOF, the said Grantor has caused these presents to be signed by its Regional President, attested by its Assistant Secretary, and has caused its Common Seal to be affixed hereto.

FEDERAL HOME LOAN MORTGAGE CORPORATION (SEAL)

by: Jerry J. Brooks
President
Jerry J. Brooks, Regional Director

Attest:
Jeri Vandegrift
Jeri Vandegrift
Assistant Secretary
Secretary
R.S. 22.50

1640P2497

STATE OF NORTH CAROLINA - COUNTY OF ~~FORSYTH~~ Building

This 11 day of May, 1988, personally came before me, Donna Reed

a notary public, Jeri Vandegrift who, being by me duly sworn, says that he knows the
(Name of Secretary or Asst. Secretary)
Common Seal of Federal Home Loan Mortgage Corporation and is acquainted with Jerry J. Brooks
who is the Regional Director of said Corporation, and that he, the said Jeri Vandegrift
is the Assistant Secretary of the said Corporation, and saw the said Regional Director sign the foregoing instrument, and saw
the Common Seal of said Corporation affixed to said instrument by said Reg. Dir. Vandegrift, and that he, the said
Jeri Vandegrift
(Name of Secy. or Asst. Secy.) signed his name in attestation of the execution of said instrument
in the presence of said Reg. Dir. Vandegrift President of said Corporation.

Witness my hand and notarial seal or stamp this the 11 day of May, 1988.

(Notarial Seal or Stamp)

My commission expires: My Commission Expires Oct. 17 1992
Donna Reed Notary Public

NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate of Donna Reed NP Building Co.
(Here give name and official title of the officer signing the certificate.)

is ~~not~~ certified to be correct. This the 13 day of May, 1988.

Probate and filing fees \$ _____ paid.

L. E. Speas, Register of Deeds

By J. J. Skory Deputy Assistant



PRESENTED FOR
REGISTRATION
AND RECORDED

MAY 16 9 59 AM '88

L. E. SPEAS
REGISTER OF DEEDS
FORSYTH CITY, N.C.

#1200 S/TS 1640-2498