



2012000540

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$700.00

PRESENTED & RECORDED:
01-31-2012 01:49:49 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: BETH C LANDRETH
ASSISTANT

BK: DOC 601

PG: 153-154

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$700.00

Parcel Identifier No. 9508-35-0171-000 by TRANSYLVANIA County on the 31 day of January, 2012 By: DMP

Mail/Box to: GRANTEE

(799.203) - LN

Drawn by: Rogers Townsend & Thomas, PC (Atty: John T. Langston, IV) 2550 W. Tyvola Road, Suite 520, Charlotte, NC 28217

Brief description: Lot No. 16, Lobdell Woods, Plat File 8, Slide 991 - TRANSYLVANIA County Registry

THIS DEED made this 29 day of December 2011, by and between

GRANTOR

GRANTEE

CITIMORTGAGE, INC.

RYAN A. OLSON
AND wife
MARIA A. WHITEHEAD

Mailing Address: 1000 Technology Dr., O'Fallon, MO 63368

Mailing Address: 390 David's Trace
Pisgah Forest NC 28768

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 TRANSYLVANIA County, North Carolina and more particularly described as follows:

Being all of Lot 16 of Lobdell Woods as shown on a plat thereof recorded in Plat File 8, Slides 991-992, Records of Plats for Transylvania County.

Together with a right-of-way to the public road (N.C. Highway 280) over and along the private roads shown on the recorded plat hereinabove referred to which connect to lots located in Lobdell Woods with the public road.

This conveyance is made subject to all easements and other matters shown on the recorded plat hereinabove referred to and to the Declaration of Restrictive and Protective Covenants recorded in Document Book 32, Page 466, in the Office of the Register of Deeds for Transylvania County.

Property Address: 390 DAVIDS TRACE, PISGAH FOREST, NC 28768

The property hereinabove described was acquired by Grantor by instrument recorded in Book 586, Page 278.

A map showing the above described property is recorded in Plat File 8, at Slide 991.

This property IS NOT 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, other than the following exceptions:

- Easements and Restrictions of record as may appear
- Ad Valorem taxes for 2011

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

CITIMORTGAGE, INC., SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC.

By and Through Its Attorney-in-Fact, National Default REO Services, a Delaware Limited Liability Company, d/b/a First American Asset Closing Services, a California Corporation,

By: [Signature] (Signature) Its: Sandra Taylor VP. (Title)

State of Texas County of Waller

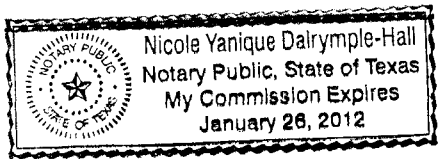
I, the undersigned Notary Public for the aforesaid county and state do hereby certify that Sandra Taylor, VP. (TITLE) of National Default REO Services, a Delaware Limited Liability Company, d/b/a First American Asset Closing Services, a California Corporation, Attorney in fact for CITIMORTGAGE, INC., SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC., personally appeared before me this day, and being by me duly sworn, says that s/he executed the foregoing and annexed instrument for and in behalf of the said CITIMORTGAGE, INC., SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC. by his/her authority to execute and acknowledge said instrument contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds for TRANSYLVANIA County in ~~Deed~~ Book 601 at Page 151 that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

Sandra Taylor

I do further certify that the said [Signature], VP. (TITLE) of National Default REO Services, a Delaware Limited Liability Company, d/b/a First American Asset Closing Services, a California Corporation, A New York Corporation acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of CITIMORTGAGE, INC., SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC.

Witness my hand and official seal, this 29 day of April, 2011.

(Notarial Seal/Stamp)



[Signature]
Notary Public

Printed or Typed Name of Notary

My Commission Expires: _____

Property Address: 390 DAVIDS TRACE, PISGAH FOREST, NC 28768