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BY: JEANETTE ZENDEJAS-MEDLEY

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GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NC

REAL ESTATE

EXTX \$100.00

Excise Tax: \$100.00

Tax ID#: 6798-96-3775    Brief ID: LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 HAROLD RAY  
MARSH PROPERTY

Mail after recording to: McDonnell & Associates, P.A. 2442 Devine Street, Columbia, SC 29205

This instrument was prepared by: John E. Mace, 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 the closing proceeds.

### NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED, by and between

| GRANTOR   | GRANTEE  |
|---|--|
| <b>Wells Fargo Bank, N.A.</b><br><br><i>Mailing Address:</i><br><b>8480 Stagecoach Circle</b><br><b>Frederick, MD 21701</b> | <b>YL Properties, LLC, a North Carolina</b><br><b>limited liability company</b><br><br><i>Mailing Address:</i><br><b>709 E Lenoir St</b><br><b>Raleigh, NC 27601</b> |

The property does not include the primary residence of Grantor.

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:

220-NC-V4

6134 Sunset View Dr

Submitted electronically by "The Fife Law Firm, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Guilford County Register of Deeds.

Grantor, for good and valuable consideration paid by the Grantee, the receipt and sufficiency 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 **Guilford** County, North Carolina, and more particularly described as follows:

**BEING ALL OF LOTS NOS. 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 OF THE HAROLD RAY MARSH PROPERTY, A PLAT OF WHICH IS DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA IN PLAT BOOK 10 AT PAGE 117, AND BEING THE PROPERTY SHOWN ON SURVEY PREPARED BY DAVIS-MARTIN & ASSOCIATES, INC., DATED 10/27/76, JOB NO. S-11372, TO WHICH REFERENCE IS HEREBY MADE.**

Parcel ID: 6798-96-3775

Commonly Known As: **6134 Sunset View Dr Archdale, NC 27263**

The property hereinabove described was acquired by the Grantor by instrument recorded in Book **2640**, Page **1094**, **Guilford** County Public Register of Deeds.

A map showing the above described property is recorded in **Plat Book 10, Page 117**.

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, on this Nov. 6<sup>th</sup>, 2019.

Wells Fargo Bank, N.A.

By: [Signature] 11-6-2019  
Name:

Its: **ERIC RETZLAFF**  
Vice President Loan Documentation

State of **Iowa**

County **Dallas**

On this 6<sup>th</sup> day of Nov, A.D. 2019, before me, a Notary Public in and for said county, personally appeared Eric Retzlaff, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said **Wells Fargo Bank, N.A.**, by authority of its board of (directors or trustees) and the said (officer's name) Eric Retzlaff acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature) (Stamp or Seal)  
Notary Public

220-NC-V4

6134 Sunset View Dr

