

1271
0624

FILED
DAVIE COUNTY NC
KELLY C. FUNDERBURK
REGISTER OF DEEDS
FILED Mar 07, 2024
AT 11:29 am
BOOK 01271
START PAGE 0624
END PAGE 0627
INSTRUMENT # 00989
EXCISE TAX \$324.00

Commitment Number: 3020164

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$324.00 Recording Time, Book and Page

Parcel Identifier No.: M600000014

Verified by _____ County on the _____ day of _____
by _____

Mail after recording to ~~Mortgage Connect, LP, 600 Clubhouse Drive, Moon Township, PA 15108~~
Grantee

This instrument prepared by Troy A. Reed, (Bar Number: 48539), a licensed North Carolina Attorney, Bundle, 8940 Main Street, Clarence, NY 14031 (716) 634-3405 Fax: (716) 634-3166. Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector. The existence of title insurance is unknown to the preparer. This instrument prepared by Troy A. Reed, a licensed North Carolina attorney, without title examination.

THIS deed made this Feb. 12, 2024, by and between

GRANTOR: FREEDOM MORTGAGE CORPORATION, located at 951 Yamato Road Suite 175, Boca Raton, FL 33431

GRANTEE: NICHOLAS WYATT, an unmarried man, residing at 477 Pleasant Acre Dr., Mocksville, NC 27028

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

FREEDOM MORTGAGE CORPORATION, hereinafter grantors, for One Hundred Sixty Two Thousand and 00/100 Dollars (\$162,000.00) in consideration paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto **NICHOLAS WYATT, an unmarried man**, hereinafter grantee, whose tax mailing address 477 Pleasant Acre Dr., Mocksville, NC 27028, the following real property:

SEE ATTACHED EXHIBIT A

Property Address is: 477 PLEASANT ACRE DR, MOCKSVILLE, NC 27028

Said property having been previously acquired by Grantor by: **Substitute Trustee's Deed, recorded 10/13/2023 in Book: 01261 Page: 0507.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD unto the Grantee, in fee simple, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

The Grantor covenants with the Grantee that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions herein stated.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of Grantor.

Executed by the undersigned on Feb. 12, 2024 :

FREEDOM MORTGAGE CORPORATION, by Covius Mortgage Solutions, LLC, as Attorney in Fact

Jenn Reagan
Name: Jenn Reagan
Title: Closing Specialist

STATE OF ALABAMA
COUNTY OF ETOWAH

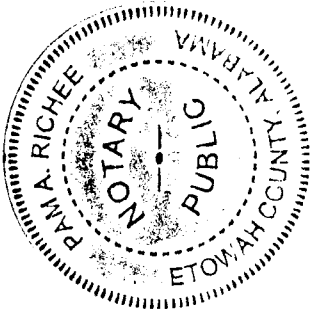
I, Pam A Richee [Name of Officer Taking Acknowledgment), a
Notary Public [Official Title of Officer Taking Acknowledgment], certify that
Jenn Reagan [Name of Officer] personally came before me this day
and acknowledged that he/she is Closing Specialist [Title of Officer] of **Covius
Mortgage Solutions, LLC, as Attorney in Fact for FREEDOM MORTGAGE CORPORATION,**
and that he/she, as Closing Specialist [Title of Officer] being authorized to do so, executed
the foregoing instrument on behalf of the limited liability company.

Witness my hand and official seal this 12th day of February, 2024.

Pam A Richee
Official Signature of Notary Public

Pam A Richee
Notary's Printed or Typed Name

My commission expires: 04/05/2025



1271
0627

EXHIBIT A
LEGAL DESCRIPTION

BEING KNOWN and designated as Lot Nos. 18, 19 and 20, Block B, on Map No. 2 of Boxwood Acres, as set forth in Plat Book 4, Page 49, Davie County Registry, to which reference is hereby made for a more particular description.

Parcel ID: M600000014

Property commonly known as: 477 PLEASANT ACRE DR, MOCKSVILLE, NC 27028