

FILED Feb 20, 2018  
AT 10:46:00 AM  
BOOK 12885  
START PAGE 0141  
END PAGE 0144  
INSTRUMENT # 03871  
EXCISE TAX \$242.00

Excise Tax \$242.00

Parcel Identifier No: 46738889370000 & 46738868800000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20

Mail after recording to GRANTEE

This instrument was prepared by **Burke & Associates/BPR/6135 Park South Drive, Ste. 120, Charlotte, NC 28210**

Brief Description for the index

**Lots Nos. 11 & 12, Phase No. 2, Frazier Acres**

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this 16 day of February, 2018 by and between

GRANTOR

GRANTEE

**The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OA21, Mortgage Pass-Through Certificates, Series 2006-OA21 who acquired title as Bank of New York Mellon f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OA21, Mortgage Pass-Through Certificates, Series 2006-OA21 by Bayview Loan Servicing, LLC as Attorney-In-Fact**

**Lewis Brown and wife, Catherine T. Brown**

**Mailing Address:  
10368 Turnplow Drive  
Davidson, North Carolina 28036**

**Mailing Address:  
c/o Bayview Loan Servicing, LLC  
4425 Ponce De Leon Blvd.  
5<sup>th</sup> Floor  
Coral Gables, Florida 33146**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 the County of **Cabarrus**, North Carolina and more particularly described as follows:

**See Attached Exhibit "A"**

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

The property herein above described was acquired by Grantor by instrument recorded in **Book 11091 at Page(s) 185-186 & Book 12789 at Page(s) 109-110.**

A map showing the above described property is recorded in **Map Book 23 at Page 64.**

1036 Turnplow Drive, Davidson, NC 28036 / 19386101

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 the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

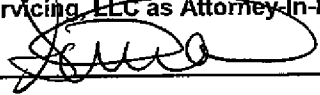
Title to the property hereinabove described is subject to the following exceptions:

- i. Grantor, on behalf of Grantor and Grantor's successors and assigns does hereby warrant that Grantor is lawfully seized in fee simple of the premises granted herein, such premises are free from all encumbrances except as herein set forth, that Grantor has the good right, full power and lawful authority to sell and convey such premises to Grantee and that Grantor shall, and Grantor's successors and assigns shall, warrant and defend such premises to Grantee and Grantee's assigns forever against the claims and demands of all persons claiming by and through Grantor, but none other, except as herein set forth.

All valid and enforceable easements, restrictions, and conditions of record and the lien of ad valorem tax for the current year which the Grantee agrees to assume and pay.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OA21, Mortgage Pass-Through Certificates, Series 2006-OA21 who acquired title as Bank of New York Mellon f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OA21, Mortgage Pass-Through Certificates, Series 2006-OA21 by Bayview Loan Servicing, LLC as Attorney-In-Fact

  
Signature

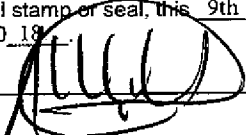
SONIA ASENCIO  
Printed Name  
AVP  
Title

STATE OF FLORIDA COUNTY OF MIAMI DADE

SEAL-  
STAMP

I, \_\_\_\_\_, a  
Notary of the County and State aforesaid, do hereby certify that  
SONIA ASENCIO  
AVP (title)  
of Bayview Loan Servicing, LLC as Attorney-In-Fact for The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OA21, Mortgage Pass-Through Certificates, Series 2006-OA21 who acquired title as Bank of New York Mellon f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OA21, Mortgage Pass-Through Certificates, Series 2006-OA21 personally appeared before me this day and being, by me, duly sworn says that by authority duly given and as the act of Bayview Loan Servicing, LLC as Attorney-In-Fact the foregoing instrument was signed in its name by him/herself as the \_\_\_\_\_ (title)  
of Bayview Loan Servicing, LLC as Attorney-In-Fact for The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OA21, Mortgage Pass-Through Certificates, Series 2006-OA21 who acquired title as Bank of New York Mellon f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OA21, Mortgage Pass-Through Certificates, Series 2006-OA21, and that its authority to execute said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds in the County of Mecklenburg, State of North Carolina, on this 24<sup>th</sup> day of October, 2017, in Book 32216 at Page 520, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.



Witness my hand and official stamp or seal, this 9<sup>th</sup> day of  
FEBRUARY, 2018.  
My Commission Expires 1-27-2020  
  
Notary Public

**Exhibit "A"**

**Being all of Lots Nos. 11 and 12, Phase II of Frazier Acres as shown on plat recorded in Map Book 23 at Page 64, Cabarrus County Registry.**

**Property is commonly known as 10368 Turnplow Drive, Davidson, NC 28036**

**Parcel ID#: 46738889370000 & 46738868800000**