

FORSYTH CO. NC 310 FEE: \$ 10.00  
PRESENTED & RECORDED: 04/27/1998 3:49PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA  
STATE OF NC REAL ESTATE EXT: \$ 114.00  
BK1999 P2406 - P2407

Excise Tax *Stamp* \$114.00

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....  
Verified by ..... County on the ..... day of ....., 19 ....  
by .....

Mail after recording to *Grantee:* .....

This instrument was prepared by *Raymond D. Thomas* .....

Brief description for the Index Wesley Park, Lot

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this *27th* day of *April*, 19 *98*, by and between

GRANTOR	GRANTEE
LANDMARK PROPERTY DEVELOPMENT, LLC, a North Carolina Limited Liability Company	DENNIS L. ROBBINS and wife, PRISCILLA R. ROBBINS  Property Address: 421 Wesley Park Drive Kernersville, NC 27284  Mailing Address: 488 Buckhurst Drive Kernersville, NC 27284

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 City of *Kernersville*, *Kernersville* Township, *Forsyth* County, North Carolina and more particularly described as follows:

BEING KNOWN and designated as Lot 15 of Wesley Park, a map and plat of which is recorded in Plat Book 40 at page 72 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description thereof.

Any lot(s) herein conveyed which is/are a part of Wesley Park shall be subject to the Plan of Development as the same is recorded in Book 1980 at page 3339 in the Office of the Register of Deeds of Forsyth County, North Carolina.

By acceptance and recordation of this Deed, as the same relates to the Lot(s) which are herein conveyed and are a part of Wellington Village, the Grantee and each of them acknowledge that the Lot(s) above described as a part of Wesley Park is conveyed subject to the aforesaid Plan of Development and that the Grantee and each of them shall be obligated to become and remain a member of Wesley Park Homeowners Association so long as the Grantee and each of them shall own the above described Lot(s) or any lot(s) in Wesley Park; that the Grantee and each of them shall be obligated to pay such dues, assessments and other sums as may be imposed from time to time pursuant to the terms of the Plan of Development as referred to above.

The property hereinabove described was acquired by Grantor by instrument recorded in .....  
Deed Book 1932 at Page 843, Forsyth County Registry

A map showing the above described property is recorded in Plat Book ... 40 ..... page ... 72 .....

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever 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 and more particularly to the Plan of Development of Wesley Park as set forth in Deed Book 1980 at Page 3339, Forsyth County Registry.

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.

LANDMARK PROPERTY DEVELOPMENT, LLC

-----  
(Corporate Name)

By: Brian E. Kursonis (SEAL)  
MANAGER

By: -----

-----  
President

----- (SEAL)

ATTEST: -----

----- (SEAL)

-----  
Secretary (Corporate Seal)

----- (SEAL)

USE BLACK INK ONLY

SEAL-STAMP

NORTH CAROLINA, ----- County.

I, a Notary Public of the County and State aforesaid, certify that -----

----- Grantor,

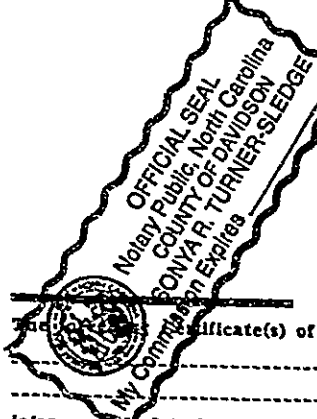
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

hand and official stamp or seal, this ----- day of -----, 19-----

My commission expires: ----- Notary Public

NORTH CAROLINA  
FORSYTH COUNTY

SEAL-STAMP



I, Sonya R. Turner-Sledge, a Notary Public of Davidson County, hereby certify that Brian E. Kursonis, Manager of Landmark Property Development, LLC., North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the execution and sealing of the foregoing instrument as Manager on behalf of and as the act of the Company referred to in this acknowledgment. Witness my hand and official seal, this 27th day of April, 1998.

Sonya R. Turner-Sledge  
Notary Public

My Commission Expires: June 12, 2002

Certificate(s) of Sonya R. Turner-Sledge N.P. Davidson Co.

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Jackie C. Wood REGISTER OF DEEDS FOR Forsyth COUNTY

By Sharon C. Wood Deputy/Assistant - Register of Deeds