

FORSYTH CO, NC 135 FEE: \$ 10.00
PRESENTED & RECORDED: 11/03/1999 2:32PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
STATE OF NC REAL ESTATE EXT: \$ 100.00
EK2092 P2147 - P2148

Excise Tax \$100.00

Recording Time, Book and Page

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

Mail after recording to Grantees at 913 Branchwood Drive, Kernersville, NC 27284

This instrument was prepared by Raymond D. Thomas (Attorney File#: 99-669TB.T)

Brief description for the Index Wesley Park, Lot 16

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3rd day of November, 19 99, by and between

GRANTOR

LANDMARK PROPERTY DEVELOPMENT, LLC,
a North Carolina Limited Liability Company

GRANTEE

JAMES WILLIE BRYANT and wife,
DEBORAH MORRISON BRYANT

Property Address: 417 Wesley Park Drive
Kernersville, NC 27284

Mailing Address: 913 Branchwood 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 *16* 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.

.....
(Corporate Name)
By:
.....
President
ATTEST:
.....
Secretary (Corporate Seal)

USE BLACK INK ONLY

LANDMARK PROPERTY DEVELOPMENT, LLC
By: Brian E. Kursonis (SEAL)
Brian E. Kursonis, Manager
..... (SEAL)
..... (SEAL)
..... (SEAL)

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

SEAL-STAMP

NORTH CAROLINA
FORSYTH COUNTY

I, Michelle Hilton, a Notary Public of Rockingham County, do hereby certify that Brian E. Kursonis, Manager of Landmark Property Development, LLC., a 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 3rd day of November, 19 99.
My Commission Expires: 6-6-2003
Michelle Hilton
Notary Public



The foregoing Certificate(s) of Michelle Hilton

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.

BICKIE C. WOOD, REGISTER OF DEEDS

FORSYTH

REGISTER OF DEEDS FOR COUNTY

By Sarah Deputy Assistant - Register of Deeds