

87 FEE:\$ 20.00  
 FORSYTH CO, NC  
 PRESENTED & RECORDED: 12/05/2003 11:41AM  
 DICKIE C. WOOD REGISTER OF DEEDS BY:NAVARR  
 STATE OF NC REAL ESTATE EXTX:\$ 620.00  
 BK2428 P2780 - P2782

# **NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 620.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee at address below

This instrument was prepared by: Phyllis E. Mendel--723 Coliseum Dr. Ste. 101, Winston-Salem, NC 27106-5326

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 5th day of December, 20 03, by and between

GRANTOR	GRANTEE
Stephen C. Leslie and wife, Patricia Luann Leslie	Carl A. Brownell, III 720 Dorse Road Lewisville, NC 27023

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 Lewisville, Lewisville Township, Forsyth County, North Carolina and more particularly described as follows:

See attached which is incorporated by reference as if set forth fully herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1482 page 731.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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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, other than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2003 and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Stephen C. Leslie (SEAL)

\_\_\_\_\_  
Patricia Luann Leslie (SEAL)

\_\_\_\_\_  
Patricia Luann Leslie

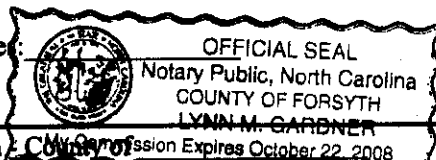
\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Stephen C. Leslie and wife, Patricia Luann Leslie personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 4th day of December, 2003

My Commission Expires:



\_\_\_\_\_  
Lynn M. Gardner  
Notary Public

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ 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.

By: \_\_\_\_\_ Register of Deeds for FORSYTH County  
Deputy/Assistant - Register of Deeds

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DICKIE C. WOOD, REGISTER OF DEEDS

## ATTACHMENT

BEGINNING at a point in the centerline of Dorse Road, said point being the southeast corner of Mary M. Dudley property (Deed Book 1482, Page 731), running thence along the centerline of Dorse Road South 12 degrees 50' 25" West 505.29 feet to a point in the centerline of Dorse Road; running thence the following courses and distances: North 33 degrees 20' 35" West 100.38 feet to a point; thence North 38 degrees 34' 44" West 38.11 feet to a point; thence on a chord (R=207.03) North 60 degrees 14' 23" West 152.84 feet to a point; North 81 degrees 54' 03" West 40.89 feet to a point; thence North 86 degrees 51' 19" West 104.51 feet to an iron, said point being in the eastern line of the Don F. Dalton, Sr. property (Deed Book 1210, Page 1682); running thence North 02 degrees 54' 00" East 317.68 feet to a iron, said point being the southwest corner of Mary M. Dudley property (Deed Book 1482, Page 731); running thence South 83 degrees 38' 22" East 439.59 feet to the point and place of BEGINNING, containing 3.626 acres more or less, and being also the northernmost portion of Deborah H. Beroth property (Deed Book 1823, Page 3347). Being in accordance with a survey prepared by Larry L. Callahan, R.L.S., dated November 14, 1995, Job No. 7937-1.