

2004036449 00165



FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT

\$240.00

PRESENTED & RECORDED:
05-24-2004 12:14 PM

DICKIE C WOOD
REGISTER OF DEEDS
By: E NAVARRO DPTY

BK: RE 2473

PG: 1695-1697

DRAFTED BY: T. Lawson Newton
Attorney at Law

RECORDING TIME

ENVELOPE

EXCISE TAX

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: 1053 Lot: 116 Parcel Identifier No.: 6825522501
Property Address: 513 S. Hawthorne Road Winston-Salem, NC 27103
Mail after recording to: Grantee 513 S. Hawthorne Road Winston-Salem, NC 27103
Mail future tax bills to: Grantee 513 S. Hawthorne Road Winston-Salem, NC 27103

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21 day of May, 2004, by and between

GRANTOR

GRANTEE

James S. Forrester and wife,
Mary Frances Forrester

DS Legacy Properties WV, LLC

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, in consideration of (\$10.00&OVC) \$10.00 & OVC to him 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 in Forsyth County, North Carolina, Winston Township, more particularly described as follows:

Being known and designated as Tax Lot 116 in Tax Block 1053 as presently shown on the Forsyth County Tax Maps, and being 513 S. Hawthorne Road Winston-Salem, NC 27103 and being more particularly described on the attached Exhibit "A" Property Description.

SUBJECT TO EASEMENTS and restrictions of record, if any and 2004 ad valorem taxes prorated to date of closing.

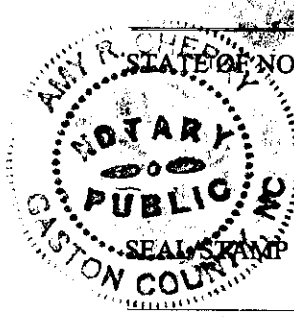
The above land was conveyed to Grantor by Thomas G. Serio (Deed Book 1788 at Page 3029)
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has

the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

[Signature] (seal)
James S. Forrester (seal)

Mary Frances Forrester (seal)
Mary Frances Forrester (seal)



STATE OF NORTH CAROLINA - Gaston COUNTY
I, Amy R. Cherry, a Notary Public of Gaston County, NC,
do hereby certify that James S. Forrester and Mary Frances Forrester personally appeared before me this
day and acknowledged the execution of the foregoing deed of conveyance.
Witness my hand and notarial seal this the May 21 day of 2004.
My commission expires 10-12, 2007. Amy R. Cherry Notary Public

STATE OF NORTH CAROLINA - _____
I, _____, a Notary Public of _____ County, NC,
do hereby certify that _____
personally appeared before me this day and acknowledged the execution of the foregoing deed of
conveyance.
Witness my hand and notarial seal this the _____ day of _____, 20____.
SEAL/STAMP My commission expires _____, 20____. _____ Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.

This the _____ day of _____, 20____

Register of Deeds for Forsyth County by: _____ Deputy/Assistant

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:
Amy R. Cherry NP(s)
is certified to be correct at the date of recording shown on the first page thereof,
Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Assistant

EXHIBIT "A" PROPERTY DESCRIPTION

BEGINNING at an iron in the eastern right-of-way line of Hawthorne Road said iron being North 2 degrees 30 minutes East 362.10 feet along said right-of-way line from the Northeastern intersection of Academy Street and said Hawthorne Road; from said beginning point continuing with said right-of-way line North 2 degrees 30 minutes East 70.08 feet to an iron; running thence South 86 degrees 00 minutes 22 seconds East 157.00 feet to an iron; running thence South 02 degrees 14 minutes 28 seconds West 14.83 feet to an iron; running thence South 17 degrees 42 minutes 52 seconds East 36.43 feet to an iron; running thence South 01 degrees 5 minutes 3 seconds West 20.89 feet to an iron; running thence North 86 degrees 10 minutes 53 seconds West 170.16 feet to the point and place beginning according to Survey prepared by Daniel W. Donathan, R.L.S. L1192, dated August 19, 1988.