

2006052115 00003
 FORSYTH CO, NC FEE \$23.00
 STATE OF NC REAL ESTATE EXT
\$60.00
 PRESENTED & RECORDED:
 08-18-2006 08:07 AM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: SHANNON BOSTIC-GRIFFITH DPTY
BK:RE 2686
PG:3992-3995

DRAFTED BY: Milton B. Crotts
 MAIL AFTER RECORDING TO:

TAX BLOCK & LOT: 2995 036
 PARCEL ID: 6838440671.0
 MAIL FUTURE TAX BILLS TO:

Original to Pam Short

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

This WARRANTY DEED made this 7th day of AUGUST, 2006, by and between

Roger C. Y. Dunne and wife, Henley S. Dunne, Martha Dunne (single) and Michael Dunne (single), Grantors, hereby convey all of their respective ownership and right, title and interest, to James M. Webster, Jr. and wife, Cornelia M. Webster, Grantees.

The Grantors are beneficiaries under the will of Ben Hong Dunne, 03 E 240. See also estate of Hop Hee Dunne, 94 E 889.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine or neuter as required by context. WITNESSETH, that the Grantor, in consideration of (\$10.00 & OVC) TEN AND NO/100THS DOLLARS to them paid by the Grantee, the receipt of which is hereby made 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, more particularly described as follows:

SEE EXHIBIT "A"

Property Address: _____

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, 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 subject to the following exceptions:

Easements and Restrictions of Record

IN WITNESS WHEREOF the Grantor has set her 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.

Roger C. Y. Dunne (Seal)
ROGER C. Y. DUNNE

Henley S. Dunne (Seal)
HENLEY S. DUNNE

Michael Dunne (Seal)
MICHAEL DUNNE

STATE OF New York - Queens COUNTY

I, JOHN GALANIS, a Notary Public of Queens County, New York, do hereby certify that Roger C. Y. Dunne and wife, Henley S. Dunne, personally appeared before me this day and acknowledged the execution of the execution of the foregoing instrument.

JOHN GALANIS
Notary Public, State of New York
No. 01GA6090608
Qualified in Queens County
Commission Expires Apr. 14, 2007

Witness my hand and notarial seal this the 7 day of August, 2006.

John Galanis, Notary Public
JOHN GALANIS

Affix notary seal
or stamp here

My commission expires: April 14, 2007

STATE OF New York - Queens COUNTY

I, JOHN GALANIS, a Notary Public of Queens County, New York, do hereby certify that MICHAEL DUNNE (single), personally appeared before me this day and acknowledged the execution of the execution of the foregoing instrument.

JOHN GALANIS
Notary Public, State of New York
No. 01GA6090608
Qualified in Queens County
Commission Expires Apr. 14, 2007

Witness my hand and notarial seal this the 7 day of August, 2006.

John Galanis, Notary Public
JOHN GALANIS
My commission expires: April 14, 2007

Affix notary seal
or stamp here

Martha Dunne (Seal)
MARTHA DUNNE

STATE OF CALIFORNIA - SAN DIEGO COUNTY



I, LATUNA K. ELSON, a Notary Public of SAN DIEGO County, CALIFORNIA, do hereby certify that MARTHA DUNNE (single), personally appeared before me this day and acknowledged the execution of the execution of the foregoing instrument.

Witness my hand and notarial seal this the 8th day of August, 2006.

Latuna K. Elson, Notary Public
LATUNA K. ELSON, LNI(SN/aw) USNR
10 U.S.C. § 1044

Affix notary seal
or stamp here

My commission expires: April 7, 2007

EXHIBIT "A"

Beginning at a point in Racine Drive (NCSR 2233), said point being in the line of Tabatha G. Boles and Jerry Thomas Gwyn (Book 2279, page 3828, also Tax Lot 37 of Block 2995, Forsyth Co. Tax Maps); said point also being North 16 degrees 19 minutes 50 seconds West 246.59 feet from a point in Racine Drive, the southwestern corner of the parcel herein described; thence from said Beginning, North 59 degrees 07 minutes East 250 feet to a stake, the southeast corner of Boles and Gwyn (Book 2279, page 3828); thence North 27 degrees 35 minutes West 100 feet to an iron pipe; thence North 59 degrees 01 minute 10 seconds East 295.44 feet to an axle; thence North 39 degrees 28 minutes 40 seconds West 139.14 feet to an iron pipe; thence North 51 degrees 30 minutes East 194.65 feet to an iron pipe; thence South 33 degrees 52 minutes East 209.82 feet to an axle; thence North 57 degrees 07 minutes 10 seconds East 339.75 feet to a point, the centerline of Old Rural Hall Road (NCSR 2207); thence along the centerline of said Old Rural Hall Road, South 33 degrees 30 minutes 10 seconds East 172 feet to a point in said centerline; thence continuing with said centerline, South 32 degrees 38 minutes 40 seconds East 93.82 feet to a point in said centerline, thence continuing with said centerline, South 32 degrees 13 minutes 10 seconds East 93.75 feet to a point in said centerline, the southeast corner of the within parcel; thence South 61 degrees 50 minutes 20 seconds West 1150 feet (crossing an iron at the right of way line of Racine Drive at 1090.61 feet) to a point in Racine Drive, the southwest corner of the within parcel, thence North 16 degrees 19 minutes 50 seconds West 246.59 feet to the beginning, and containing 9.04 acres, more or less, of which .247 acres more or less are within the right of way of Old Rural Hall Road, and .135 acres, more or less, are within the right of way of Racine Drive, as shown on unrecorded plat of survey for "Ben Hong Dunne and Hop Hee Dunne" dated September 2004, revised October 4, 2004, by Gizinski Surveying Co., RLS, reference to which unrecorded plat of survey is made for the full particulars thereof.