

2008007788 00219

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT**\$2297.00**

PRESENTED & RECORDED:

02-15-2008 04:17 PM

KAREN GORDON

REGISTER OF DEEDS

BY: PATSY RUTH DAVIS

DPT

BK: RE 2812**PG: 2990-2991****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:

Tax Block 1445A, Lot 003

Mail/Box to: Wells Box 108 Grantee's Address: 268 Pine Valley Road
Winston-Salem, NC 27104

This instrument was prepared by: R. Brandt Deal

Brief Description for the Index: Lot 3, Section 3 Westview, Plat Book 12, Page 109

This Deed made this 19 day of November, 2007, by and between**GRANTOR: Gavin D. Little Unmarried****GRANTEE: Richard C. Leander and wife, Mary Louise Marchwinski**

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

BEING KNOWN AND DESIGNATED as Lot 3, Section 3, as shown on the map of Westview. As recorded in Plat Book 12, Page 109, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Being that same property recorded in Deed Book 2239 at Page 1230 of the Forsyth County Register of Deeds Office.

Grantor acquired the property hereinabove described by instrument recorded in Book 2638, Page 2458, Forsyth County Registry.

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, the 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:

Easements and restrictions of record, if any.

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

Gavin D. Little (SEAL)
Gavin D. Little

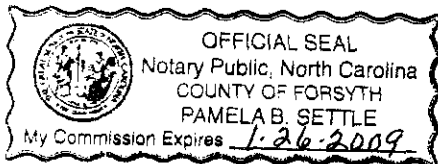
____ (SEAL)

STATE OF North Carolina, COUNTY OF Forsyth

I, Pamela B. Settle, a Notary Public of Forsyth County, State of North Carolina, certify that Gavin D. Little unmarried personally came before me this day and he acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 19 day of November, 2007.

(Notary Seal)



Pamela B. Settle
Notary Public
Print Name: Pamela B. Settle
My Commission Expires: 1-26-2009