

ENVELOPE

DRAFTED BY: R. Michael Wells
Attorneys at Law



2008035394 00061

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXTX

\$358.00

PRESENTED & RECORDED:

07-08-2008 11:43 AM

KAREN GORDON
REGISTER OF DEEDS
BY: BETTY C CAMPBELL
DPTY

BK: RE 2843

PG: 700-701

RECORDING TIME

EXCISE TAX

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: 1049 Lot: 033 Parcel Identifier No.

Property Address: 1707 Academy Street, Winston Salem, NC 27103

Mail after recording to: Grantees, 1707 Academy Street, Winston Salem, NC 27103

Mail future tax bills to: Grantees, 1707 Academy Street, Winston Salem, NC 27103

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of June, 2008, by and between

GRANTOR

Blake Dutton Woodruff and wife,
Elizabeth Woodruff

GRANTEE

Barry Leshin and wife,
Diane W. Leshin

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, more particularly described as follows:

BEING all of Lot 33 as shown on map of Mrs (Dr) Fred Anderson, according to the plat thereof recorded in Plat Book 5, Page 30, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat being made for a more particular description.

SUBJECT TO EASEMENTS and restrictions of record, if any and 2008 ad valorem taxes prorated to date of closing.

The above land was conveyed to Grantor by Book 2349, Page 3135.

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.

Blake Dutton Woodruff (seal)
Blake Dutton Woodruff

Elizabeth Woodruff (seal)
Elizabeth Woodruff

State of North Carolina, County of Forsyth

I Jeffrey D Norris, a Notary Public for Forsyth County, North Carolina do hereby certify that the following person(s) appeared before me this day and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a drivers license ; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Blake Dutton Woodruff and Elizabeth Woodruff**

WITNESS my hand and official stamp or seal, this 2nd day of July, 2008.

(Official Seal)

Jeffrey D Norris
Signature of Notary
Jeffrey D Norris
Printed Name of Notary
My Commission Expires: 12-13-10

JEFFREY D. NORRIS
Notary Public - North Carolina
Forsyth County

JEFFREY D. NORRIS
Notary Public - North Carolina
Forsyth County