


2012027894 00166

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1776.00

PRESENTED & RECORDED:

06-26-2012 03:56:40 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH
DPTY**BK: RE 3066****PG: 2071-2073**

PREPARED BY: W. Kirk Sanders

Box 32

RETURN TO: Grantee(s) @ 268 S. Pine Valley Road, Winston-Salem, NC 27104

Mail future tax bills to: Grantee(s) @ 268 S. Pine Valley Road, Winston-Salem, NC 27104

Excise Stamps: \$1776

Brief Description for Index: Lot 3, Section 3, Westview, PB 12, PG 109, Forsyth County

No title exam or survey requested, none performed

NORTH CAROLINA)

)

GENERAL WARRANTY DEED

FORSYTH COUNTY)

THIS DEED made this 15th day of June, 2012, by and between RICHARD C. LEANDER AND WIFE, MARY LOUISE MARCHWINSKI, (hereinafter referred to as "Grantor"), to ROGAN T. KERSH AND WIFE, SARA J. PESEK, (hereinafter referred to as "Grantee").

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 FORSYTH COUNTY, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 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.

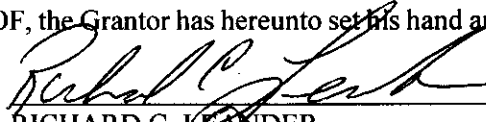
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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 except for the exceptions hereinafter stated. Title to the property herein above described is subject to the following exceptions: rights of way, easements and restrictions of record, current year ad valorem taxes.

For further reference, see Deed Book 2812, Page 2990, Forsyth County Registry.

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

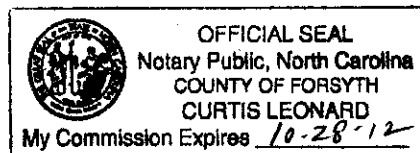
 (SEAL)
RICHARD C. LEANDER

 (SEAL)
MARY LOUISE MARCHWINSKI


STATE OF NORTH CAROLINA - County of Forsyth

I, the undersigned, a Notary Public of Forsyth County, State aforesaid, certify that RICHARD C. LEANDER, either being personally known to me or proven by satisfactory evidence, acknowledged to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 26 day of June, 2012.



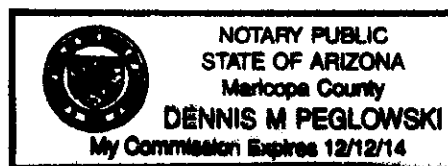
(SEAL)


Notary Public
Print Name: Curtis Leonard
My Commission Expires: 10-28-2012

STATE OF Arizona - County of Maricopa

I, the undersigned, a Notary Public of Maricopa County, State aforesaid, certify that MARY LOUISE MARCHWINSKI, either being personally known to me or proven by satisfactory evidence, acknowledged to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 20th day of June, 2012.



(SEAL)

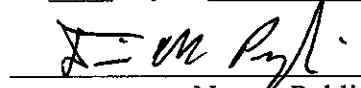

Notary Public
Print Name: Dennis M Peglowski
My Commission Expires: 12/12/14

EXHIBIT 'A'
KERSH- PESEK

BEGINNING at an existing iron pipe in the western right-of-way line of Windsor Road at the southeastern corner of Lot 23 of Revised Map of Country Club Estates (Plat Book 4, page 192) and the southern corner of Lot 3 of Westview per plat book 12, page 109; running thence from said BEGINNING North 02°30'00" East 294.40' to an existing iron pipe in the southwestern lot 2 of Westview; running thence with the southern line of Lot 2 South 76°00'24" East 207.28' to an existing iron pipe in the western right-of-way line of Pine Valley Road; thence running with the western right of way line of Pine Valley Road along a curve to its right, said curve having a radius of 919.33', South 41°14'53" West 324.53' with an arc distance of 326.23' to the POINT AND PLACE OF BEGINNING.

Being 0.75819 acres, more or less, according to a survey by Thomas A. Riccio, PLS 2815 dated June 25, 2012 (drawing no. 12110).

BEING ALSO KNOWN AND DESIGNATED as Lot 3 of Section 3 as shown on the Plat 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.