

**2012028573 00111**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$458.00**

PRESENTED & RECORDED  
06/29/2012 11:50:51 AM

**C. NORMAN HOLLEMAN**  
REGISTER OF DEEDS

BY: RANDY L SMITH  
DPTY

**BK: RE 3067**

**PG: 1462 - 1464**

**DRAFTED BY** Gordon W. Jenkins  
Attorney at Law

**RECORDING TIME**

Excise Tax -\$458.00

**PROBATE AND FILING FEE \$ \_\_\_\_\_ PAID**

Tax Block 1053 Lot 116 Tax PIN 6825-52-2501.00

Property Address: 513 S. Hawthorne Road, Winston Salem, NC 27103

Mail after recording to: Grantees: 513 S. Hawthorne Road, Winston Salem, NC 27103

Mail future tax bills to: Grantees: 513 S. Hawthorne Road, Winston Salem, NC 27103

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 15<sup>th</sup> day of June, 2012, by and between

**GRANTOR**

DS LEGACY PROPERTIES, LLC a  
North Carolina limited liability  
company

Address: 4117 Cherry Laurel Lane  
Winston Salem, NC 27106

**GRANTEE**

Robert William Wilson  
and wife Lauren Watts Wilson

Address: 513 S. Hawthorne Road  
Winston Salem, NC 27103

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 situated in Winston Township, Forsyth County, North Carolina, more particularly described as follows:

See Exhibit A

Submitted electronically by "Wells Jenkins Lucas & Jenkins PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

SUBJECT TO EASEMENTS and restrictions of record, if any and 2012 ad valorem taxes prorated to date of closing.

SUBJECT PROPERTY IS ☐ IS NOT ☒ PRIMARY RESIDENCE OF GRANTOR

The above land was conveyed to Grantor by deed recorded in Book 3053 Page 250 , 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, 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.

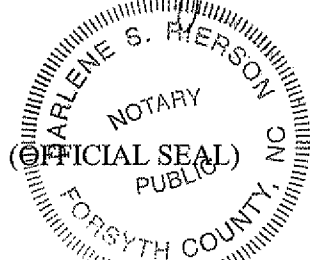
DS LEGACY PROPERTIES, LLC

By   
Member/Manager

STATE OF NORTH CAROLINA -  
COUNTY OF Forsyth

Forsyth I Darlene S. Rierson, a Notary Public for  
Forsyth County, North Carolina do hereby certify that Darryl L. Landis  
Member/Manager of DS LEGACY PROPERTIES, LLC, 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; and he/she acknowledged to me that he/she voluntarily signed the  
foregoing document for the purpose stated therein.

Date: June 15, 2012.



Darlene S. Rierson Notary Public

Darlene S. Rierson  
Printed or Typed Name of Notary Public

My commission expires 12-26, 2015.

**EXHIBIT A**

**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.