


**2013030362 00347**

 FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$392.00**

PRESENTED &amp; RECORDED

06-28-2013 04:18:02 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDSBY: LORI HOLLOWAY  
DPT**BK: RE 3132****PG: 1319-1320**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$

Parcel Identifier No.: 6825-62-4199.00 (Block 1049, Lot 033)  
 Return after recording to: Kangur & Porter, LLP (Box 76)  
 Mail tax bills to Grantee: 112 Lynwood Place, Chapel Hill, NC 27517  
 This instrument was prepared by: Kangur & Porter, LLP  
 Brief description for the Index: Lot 33 Mrs. (Dr.) Fred Anderson

 THIS DEED made this 24th day of June, 2013, by and between,

GRANTOR	GRANTEE
<b>BARRY LESHIN and wife DIANE W. LESHIN</b> Mailing Address: 5021 Hidden Lake Trail, Lewisville, NC 27023	<b>FOUR SISTERS INVESTMENTS, LLC</b> <b>A North Carolina Limited Liability Company</b> Mailing Address: 112 Lynwood Place, Chapel Hill, NC 27517

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

**Being** all of Lot 33 as shown on the 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.

Property Address: 1707 Academy St., Winston-Salem, NC 27103

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does ☐ , does not ☒ include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2843, Page 700, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 5, Page 30.

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

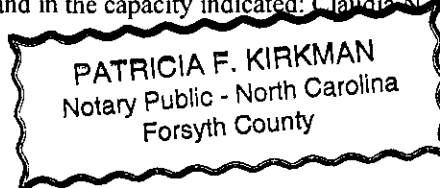
Barry Leshin (SEAL)  
Barry Leshin

Diane W. Leshin (SEAL)  
Diane W. Leshin

State of North Carolina County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Claudia N. Forrest and husband Mack C. Forrest. Barry Leshin.

Date: 6-27-13



Patricia F. Kirkman  
Notary Public  
Patricia F. Kirkman  
printed or typed name of notary public

My Commission Expires: 4-29-14

State of \_\_\_\_\_, County of \_\_\_\_\_

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Diane W. Leshin.

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
printed or typed name of notary public

My Commission Expires: \_\_\_\_\_