



2014046392 00049

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$30.00

PRESENTED & RECORDED:
12-24-2014 11:06:44 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
DPT

BK: RE 3210

PG: 3769-3772

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$30.00

Recording Time, Book and Page

Parcel Identifier No. PORTION OF 5866-61-8356.00 TO BE COMBINED WITH 5866-72-2554.00

Mail after recording to: Box 24

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 25th day of NOVEMBER, **2014** by and between

GRANTOR

VICTOR M. LEFKOWITZ, unmarried and
TODD E. LEFKOWITZ, unmarried and
JUDITH A. LURIA

GRANTEE

WILLIAM THOMPSON WRENN
710 DORSE RD
LEWISVILLE, NC 27023

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 and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

All or a-portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____, _____ County Registry.

A map showing the above described property is recorded in Plat Book _____, Page _____, and referenced within this instrument.

The above described property ☐ does ☐ does not include the primary residence of the Grantor.

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.


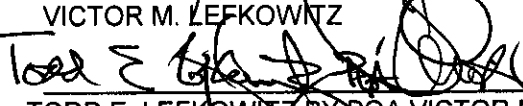
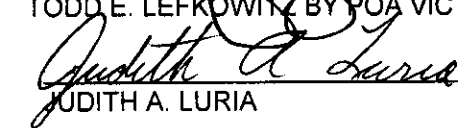
Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

By: _____
Title: _____

By: _____
Title: _____

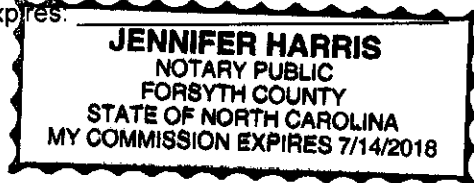
 (SEAL)
VICTOR M. LEFKOWITZ
 (SEAL)
TODD E. LEFKOWITZ BY POA VICTOR M. LEFKOWITZ
 (SEAL)
JUDITH A. LURIA

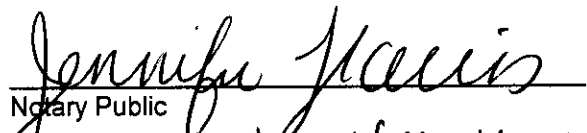
(SEAL)

NORTH CAROLINA Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: VICTOR M. LEFKOWITZ Witness my hand and official stamp or seal, this the 25th day of November, 2014.

My Commission Expires: _____

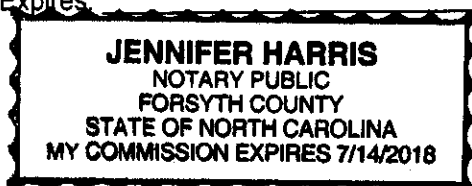


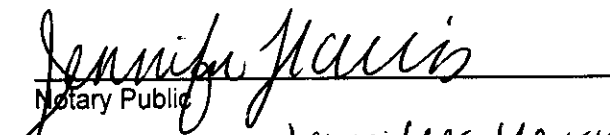

Notary Public
Print Notary Name: Jennifer Harris

NORTH CAROLINA Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: JUDITH A. LURIA. Witness my hand and official stamp or seal, this the 25th day of November, 2014.

My Commission Expires: _____




Notary Public
Print Notary Name: Jennifer Harris

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Jennifer Harris A NOTARY PUBLIC OF FORSYTH COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT **VICTOR M. LEFKOWITZ ATTORNEY-IN-FACT FOR TODD E. LEFKOWITZ** PERSONALLY APPEARED BEFORE ME THIS DAY, AND BEING BY ME DULY SWORN, SAYS THAT HE EXECUTED THE FOREGOING AND ANNEXED INSTRUMENT FOR AND IN BEHALF OF **TODD E. LEFKOWITZ** AND THAT HIS AUTHORITY TO EXECUTE AND ACKNOWLEDGE SAID INSTRUMENT IS CONTAINED IN AN INSTRUMENT DULY EXECUTED, ACKNOWLEDGED, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA IN BOOK 3204 PAGE 57, AND THAT THIS INSTRUMENT WAS EXECUTED UNDER AND BY VIRTUE OF THE AUTHORITY GIVEN BY SAID INSTRUMENT GRANTING HIM POWER OF ATTORNEY; THAT THE SAID **VICTOR M. LEFKOWITZ** ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING AND ANNEXED INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED FOR AND IN BEHALF OF THE SAID **TODD E. LEFKOWITZ**.

I DO FURTHER CERTIFY THAT I AM NOT A PARTY TO THE ATTACHED INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25TH DAY OF NOVEMBER, 2014.

Jennifer Harris
NOTARY PUBLIC

MY COMMISSION EXPIRES:

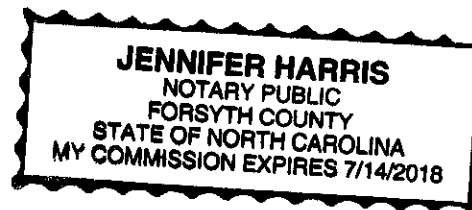


Exhibit "A"

Lefkowitz to Wrenn

All that parcel of land lying in Lewisville Township, County of Forsyth and State of North Carolina containing 43,560 square feet, plus or minus (1.00 acre) as shown on plat entitled "Combination survey for Bill Wrenn" dated March 31, 2014 by Allied Land Surveying Co. PA (Job No. 11-204) described as follows:

Beginning at an iron stake lying in the west right of way line of Dorse Road (NCSR 1303), a 60' wide public right of way, southeast corner of the property of William Thompson Wrenn (Deed Book 3165, page 326/Tax Block 4439, Lot 25J/PIN: 5866-72-2554) and running on a new line South 79 degrees 08 minutes 18 seconds West 400.45 feet to an iron stake; running thence North 01 degrees 54 minutes 12 seconds East 223.08 feet to an iron stake; and running thence South 69 degrees 04 minutes 48 seconds East 413.09 feet to the place of beginning and being shown as "p/o Tax Lot 33C to be combined to Tax Lot 25J" on plat recorded in Plat Book 62, page 164, Forsyth County Registry.