

FORSYTH CO, NC 342 FEE: \$ 19.00  
PRESENTED & RECORDED: 01/29/2003 3:27PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA  
NO TAXABLE CONSIDERATION

BK2317 P4382 - P4384

FORSYTH CO, NC 143 FEE: \$ 20.00  
PRESENTED & RECORDED: 09/23/2002 1:09PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS

STATE OF NC REAL ESTATE EXTX: \$ 600.00  
BK2282 P1008 - P1010

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_

This instrument was prepared by: Gregory D. Henshaw, Attorney at Law **BOX 36**

Brief description for the Index: Units 3 & 7 Park Center Office Condos

THIS DEED made this 20th day of September, 2002, by and between

GRANTOR	GRANTEE
Frosty Associates	Curtis A. Leonard and wife, Barbara Y. Leonard, a 10% undivided interest, and Pansy M. Young, married, a 90% undivided interest
173 Pinecreek Trail Mount Airy, NC 27030	250 Executive Park Blvd. Suites 100 & 107 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, 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, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached

The purpose of this re-recording is to correct the % interest granted to the Grantees, which was inadvertently set forth incorrectly in the original deed.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1578 page 461.

A map showing the above described property is recorded in Plat Book 3 page 173.

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:

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

Frosty Associates, a N.C. General Partnership \_\_\_\_\_ (SEAL)

F. Rees Co., Inc., a N.C. Corporation, Managing Partner

By: F. Eugene Rees, Jr. \_\_\_\_\_ (SEAL)

Title: President of F. Rees Co., Inc., Managing Partner  
F. Eugene Rees, Jr.

By: \_\_\_\_\_ (SEAL)

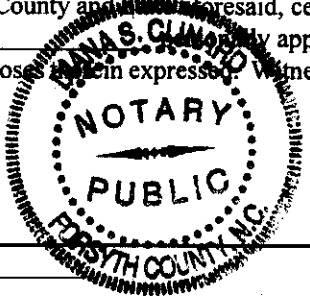
Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)

Title: \_\_\_\_\_

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
\_\_\_\_\_ personally appeared before me this day and acknowledged the due  
execution of the foregoing instrument for the purposes herein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_.



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

\_\_\_\_\_  
Notary Public

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that F. Eugene Rees, Jr. personally  
came before me this day and acknowledged that he is the President of F. Rees Co., Inc.,  
a North Carolina or \*\* corporation/limited liability company/general partnership/limited partnership (strike through the  
inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its  
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 20th day of September, 2002.

My Commission Expires: 11-11-04

Diana S. Clinard  
\_\_\_\_\_  
Notary Public

\*\* Corporation that is the Managing Partner of  
Frosty Associates, a

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

\_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of Diana S. Clinard, NP is/are  
certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the  
first page hereof. **DICKIE C. WOOD, REGISTER OF DEEDS**

Register of Deeds for FORSYTH County

By: Kane Dada Deputy/Assistant - Register of Deeds

**EXHIBIT "A"**  
**250 EXECUTIVE PARK BLVD., SUITE 107 & 100**  
**WINSTON-SALEM, N.C. 27103**

**TRACT 1:** BEING KNOWN AND DESIGNATED as Unit No. 3 as shown on a plat or plats entitled PARK CENTER OFFICE CONDOMINIUMS and recorded in Condominium Book 3, Page 173 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description; and an undivided 10.87% fee simple interest in and to the common area shown on the referenced plat map.

**TRACT 2:** BEING KNOWN AND DESIGNATED as Unit No. 7 as shown on a plat or plats entitled PARK CENTER OFFICE CONDOMINIUMS and recorded in Condominium Book 3, Page 173 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description; and an undivided 19.51% fee simple interest in and to the common area shown on the referenced plat map.

TOGETHER with all rights and easements appurtenant to said units and subject to the Declaration of Condominium, and the exhibits annexed thereto, which are incorporated herein by reference.