

05/10/2016 14:27 FAX 4349784600

001/003

2016018071 00052

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
05/16/2016 10:24:13 AM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

**BK: RE 3286
PG: 1390 - 1392**

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: \$NTC

Tax ID No. 6845-06-9394.00 3420 Keswick Rd Keswick VA 22947
Mail after recording to: Grantee: ~~2944 Hunters Mountain Road, Charlotte, NC 28017~~
This instrument prepared by: Patti D. Dobbins, Esq.
Brief description for the Index: .522 AC Lowery Court

THIS DEED made this _____ day of _____, 2016, by and between

GRANTOR(S)

GRANTEE(S)

KEVIN WILEY COMBS and wife,
TRACY LYNN COMBS

JFK PROPERTIES, LLC.
A North Carolina Limited Liability Company

Property Address: 115 Lowery Court, Winston-Salem, NC 27101

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.

WITNESSTH, that the Grantor for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby release and forever quitclaim unto the Grantee all such right, title and interest as the Grantor has in or to that certain lot or parcel of land situated in FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above-released premises unto the said Grantee and Grantee's only proper use and behoof forever, so that neither the Grantor nor any person, in Grantor's name and behalf, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they will and each of them shall, by these presents, be excluded and forever barred.

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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002/003

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Kevin Wiley Combs (Seal)
 KEVIN WILEY COMBS

Tracy Lynn Combs (Seal)
 TRACY LYNN COMBS

STATE OF Virginia
 COUNTY OF Albemarle

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

Date: May 9, 2016

(SEAL)

ALYSSA ANNE HOWE
 NOTARY PUBLIC
 REGISTRATION # 7636593
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES
 NOVEMBER 30, 2019

Alyssa Howe
 Signature of Notary Public

Alyssa Howe
 Printed Name of Notary Public

My Commission Expires: November 30, 2019

STATE OF Virginia
 COUNTY OF Albemarle

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

Date: May 9, 2016

(SEAL)

ALYSSA ANNE HOWE
 NOTARY PUBLIC
 REGISTRATION # 7636593
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES
 NOVEMBER 30, 2019

Alyssa Howe
 Signature of Notary Public

Alyssa Howe
 Printed Name of Notary Public

My Commission Expires: November 30, 2019

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003/003

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain parcel, lot or tract of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly described as follows:

Beginning at a set mag nail in the West right-of-way line of Lowery Court (formerly Lowery Street) in the center line of First Street (formerly Old Belawa Creek Street), proceeding thence with the center line of First Street, North 77 deg. 23' 36" West 130.92 feet to a set mag nail in the center line of First Street, thence with the line of Shawn Duncan (Deed Book 1381, Page 311), North 07 deg. 43' 53" East 180.72 feet to an iron rod; thence with the line of Lot 582J as shown on the plat of A.B.D. Development, Inc. as recorded in Plat Book 47, Page 51, Forsyth County Registry, North 81 deg. 25' 58" West 121.16 feet to an iron rod in the West right-of-way line of Lowery Court; thence with the West right-of-way line of Lowery Court the four following courses and distances: South 09 deg. 37' 24" West 40.59 feet, South 05 deg. 49' 24" West 50 feet, South 04 deg. 29' 24" West 50 feet and South 00 deg. 40' 24" West 50 feet to the point and place of Beginning, containing approximately .522 acres. This description is drawn from a survey by Eugene M. Garner, FLS #L-3904 dated June 21, 2004, entitled "Survey for Gary B. Hairstan", and recorded in Plat Book 47, Page 121, in the Office of the Register of Deeds, Forsyth County, North Carolina. Together with improvements located thereon; said property being located at 115 Lowery Court, Winston Salem, North Carolina.

Parcel ID: 6245-06-9394

Address: 115 LOWERY CT., WINSTON SALEM, NC 27101