



2022014240 00227
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED
03-24-2022 04:03:32 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3684

PG: 586-595

Box 53

Drafted by: Bryan C. Thompson, Esq.

RECORDING TIME

This instrument prepared by Bryan C. Thompson, a licensed North Carolina attorney, delinquent taxes, if any, to be paid by the closing attorney to the County tax collector upon disbursement of closing proceeds.

Probate and filing fee \$ _____ paid

No Title Search Requested Or Performed By Drafting Attorney

Excise Tax – 0.00

Block: 2996 Lot: 18K PIN: 6838-00-8484.00
Property Address: 555 Manning Wood Drive, Winston-Salem, NC 27105.
Mail after recording and future tax bills to: Grantee at

NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this 16th day of December, 2021, by and between

| GRANTOR | GRANTEE |
|---|--|
| Momir Markovic, unmarried | Jethro Barnes Majette, unmarried |
| 555 Manning Wood Drive Winston-Salem, NC 27105 | 1872 NW San Souci Street Stuart, FL 34994 |

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 ten dollars (\$10.00) and other valuable considerations to him 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, forever, all right, title and interest as the Grantor has in or to that parcel of land in Forsyth County, North Carolina, more particularly described as follows:

Lying and being in Winston Township and beginning at a 5/8" existing iron pipe, said iron rod being located at the Northeast corner of Tax Lot 018C of Block 2996 (Pin # 6838-00-5614), being located in the South line of Tax Lot 030 of Block 2996 (Pin # 6838-01-6163.00), being located S 89°42'11"W 144.91' more or less from a point at the centerline of gravel driveway in the South line of Tax Lot 030 of Block 2996; and being located at the point and place of BEGINNING.

Running thence with the South line of Tax Lot 030 of Bloc 2996 (Pin # 6838-00-5614), N 89°43'45"E 144.91' to a point at the center of the existing gravel driveway;

Continuing thence with said South lot line N 89°41'40"E 439.13' to a 1-1/2" existing iron pipe at the Northwest corner of Tax Lot 018H of Block 2996 (Pin # 6838-10-2981.00);

Running thence with the West lines of Tax Lot 018H, Tax Lot 018J (Pin # 6838-10-2871.00), Tax Lot 018G (Pin # 6838-10-2681.00) of Block 2996, S 07°59'33"W 603.23' feet more or less to a point at the Northwest corner of Tax Lot 011 of Block 3030 (Pin # 6838-10-2234.00);

Running thence with the West lines of Tax Lot 011 (Pin # 6838-10-2234.00), Tax Lot 010 (Pin # 6838-10-1173.00), Tax Lot 009 (Pin # 6838-10-1042.00), and Tax Lot 008 (Pin # 6837-19-1912.00) of Block

3030 (Pin # 6837-19-1812.00);

Running thence with the Northwest lines of Tax Lot 007B (Pin # 6837-19-1812.00), Tax Lot 006 and 007A (Pin # 6837-19-0745.00), Tax Lot 005 (Pin # 6837-09-9668.00), and a portion of Tax Lots 003 and 004 (Pin # 6837-09-8644.00) of Block 3030, S 48°24'28"W 220.90' more or less to a point;

Continuing thence with the North line of a portion of Tax Lots 003 and 004 (Pin # 6837-09-8644.00) of Block 3030, S 89°40'37"W 100.00' more or less to a point at the Southeast corner of Tax Lot 230 of Block 2996 (Pin # 6837-09-5956.00);

Running thence with the East line of said lot, N 19°57'01"W 599.72' to a point in this said lot;

Continuing with this said lot N 46°15'19"E 167.51' to a point in this lot;

Running thence with the East lines of this said lot and Tax Lot 018C of Block 2996 (Pin # 6838-00-5614.00) N 06°14'32"W crossing a 1-1/2" existing iron pipe at 26.97' and going a total distance of 521.68' more or less to an existing 5/8" existing iron pipe at the point and place of BEGINNING.

The property described above contains 541,464 square feet (12.430 acres) more or less and is known as Tax Lot 018F of Block 2996 (Pin # 6838-00-8484.00). This legal description is based on a survey map prepared by Kale Engineering titled Boundary Survey For Jeff Majette, dated 11/23/15, revised 12/7/15, revised 03/06/16, and numbered 09078.

Together with and subject to all easements and restrictions of record, if any, including specifically that Easement for the benefit of the herein conveyed property set out in Deed Book 3275, Page 645.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto belonging to them, the Grantee, their heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under them.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of the Grantor.

IN WITNESS WHEREOF the Grantor has set his hand and seal, the day and year first above written.

Momir Markovic (seal)

STATE OF _____)
COUNTY OF _____)

I, _____, a Notary Public of _____ County, _____, certify that Momir Markovic personally appeared before me this day and

acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the

REPUBLICQUE FRANÇAISE
CERTIFICATION MATERIELLE DE SIGNATURE
(WITNESS my hand and notarial seal, this _____ day of _____, 2021.)
DATE: 16DEC2021
NOM ET QUALITE:
SIGNATURE ET CACHET: Marc-Antoine BUREAU
VU POUR LA SEULE CERTIFICATION MATERIELLE DE LA SIGNATURE DE
PRENOM: Momir
NOM: MARKOVIC



(print name)
Notary Public
My Commission Expires: _____

Exhibit



Language Links
SERVICES AND TRAINING

Date: March 10, 2022

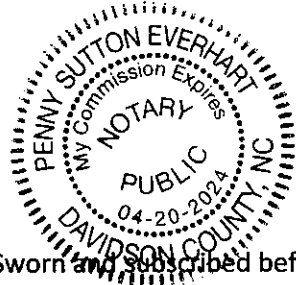
Matter: Translation from FRENCH to English language of the following:

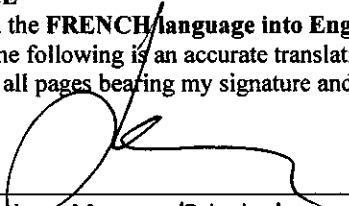
- Two stamps appearing on the attached 2-page document

NOTARIZATION:


CERTIFICATION OF TRANSLATOR'S COMPETENCE

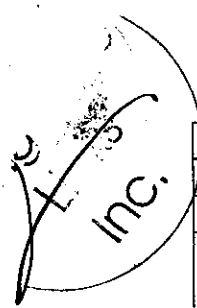
I, George R. Arias, hereby certify that the translation from the **FRENCH language into English** has been performed competently by Language Links Inc. and that the following is an accurate translation of the French language contained within the attached document(s), with all pages bearing my signature and company stamp.



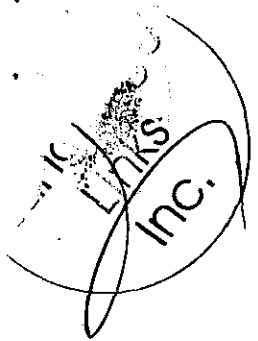

George R. Arias – Manager/Principal
Language Links Inc. – EIN # 56-2153686

Sworn and subscribed before me this 11 day of March, 2022.

(SEAL)

Notary Public – State of NC



| FRENCH | ENGLISH |
|--|--|
| RÉPUBLIQUE FRANÇAISE | FRENCH REPUBLIC |
| CERTIFICATION MATÉRIELLE DE SIGNATURE (DÉCRET N° 2020-1368 DU 10 NOVEMBRE 2020) | MATERIAL CERTIFICATION OF SIGNATURE (DECREE NO. 2020-1368 OF 10 NOVEMBER 2020) |
| « La certification matérielle de signature est la formalité qui consiste à attester la véracité de la signature d'une personne dénommée sur un acte sous-seing privé. Elle ne correspond en aucun cas à une vérification de la régularité de l'acte. » | "The material certification of a signature is the formality that consists in attesting the authenticity of the signature of a person named on a deed under private writing. It does not correspond in any case to a verification of the regularity of the deed." |
| DATE : 16 DÉC 2021 NOM ET QUALITÉ : SIGNATURE ET CACHET : Marc-Antoine HUREAU - Consul | DATE: 16 DEC 2021 NAME AND POSITION: SIGNATURE AND STAMP: signed & stamped: Marc-Antoine HUREAU – Consul |
| VU POUR LA SEULE CERTIFICATION MATÉRIELLE DE LA SIGNATURE DE PRÉNOM : NOM : | AS SEEN FOR THE SOLE PURPOSE OF MATERIAL CERTIFICATION OF THE SIGNATURE OF FIRST NAME: LAST NAME: |
| Round stamp | Round stamp |
| AMBASSADE DE FRANCE AU JAPON | EMBASSY OF FRANCE IN JAPAN |
| RÉPUBLIQUE FRANÇAISE | FRENCH REPUBLIC |
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3030 (Pin # 6837-19-1812.00);

Running thence with the Northwest lines of Tax Lot 007B (Pin # 6837-19-1812.00), Tax Lot 006 and 007A (Pin # 6837-19-0745.00), Tax Lot 005 (Pin # 6837-09-9668.00), and a portion of Tax Lots 003 and 004 (Pin # 6837-09-8644.00) of Block 3030, S 48°24'28"W 220.90' more or less to a point;

Continuing thence with the North line of a portion of Tax Lots 003 and 004 (Pin # 6837-09-8644.00) of Block 3030, S 89°40'37"W 100.00' more or less to a point at the Southeast corner of Tax Lot 230 of Block 2996 (Pin # 6837-09-5956.00);

Running thence with the East line of said lot, N 19°57'01"W 599.72' to a point in this said lot;

Continuing with this said lot N 46°15'19"E 167.51' to a point in this lot;

Running thence with the East lines of this said lot and Tax Lot 018C of Block 2996 (Pin # 6838-00-5614.00) N 06°14'32"W crossing a 1-1/2" existing iron pipe at 26.97' and going a total distance of 521.68' more or less to an existing 5/8" existing iron pipe at the point and place of BEGINNING.

The property described above contains 541,464 square feet (12.430 acres) more or less and is known as Tax Lot 018F of Block 2996 (Pin # 6838-00-8484.00). This legal description is based on a survey map prepared by Kale Engineering titled Boundary Survey For Jeff Majette, dated 11/23/15, revised 12/7/15, revised 03/06/16, and numbered 09078.

Together with and subject to all easements and restrictions of record, if any, including specifically that Easement for the benefit of the herein conveyed property set out in Deed Book 3275, Page 645.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto belonging to them, the Grantee, their heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under them.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of the Grantor.

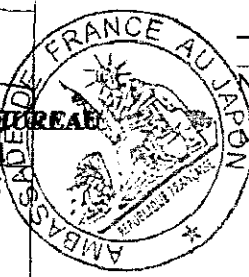
IN WITNESS WHEREOF the Grantor has set his hand and seal, the day and year first above written.

Momir Markovic (seal)

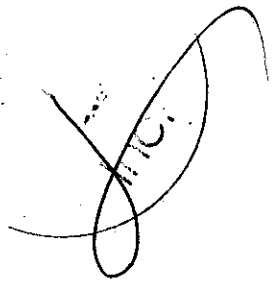
STATE OF _____)
COUNTY OF _____)

I, _____, a Notary Public of _____ County, _____, certify that Momir Markovic personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

REPUBLIC FRANCAISE
CERTIFICATION MATERIELLE DE SIGNATURE
WITNESS my hand and notarial seal, this _____ day of _____, 2021.
DATE: 16DEC2021
NOM ET QUALITE:
SIGNATURE ET CACHET: Marc-Antoine BUREAU
VU POUR LA SEULE CERTIFICATION MATERIELLE DE LA SIGNATURE DE
PRENOM: Momir
NOM: MARKOVIC



_____, (print name)
Notary Public
My Commission Expires: _____



Thence S 17°55'33"E 75.37' to a point in the center of the driveway;

Thence S 06°21'43"E 111.66' to a point in the center of the driveway;

Thence S 06°21'43"E 46.13' to a point in the center of the driveway;

Thence S 13°53'03"W 13.21' to a point in the center of the driveway, where the easement ends at the South property line of Tax Lot 030 of Block 2996 (Pin # 6838-01-6163.00).

The legal description given above is based on a map prepared by Kale Engineering titled Planning Map For Jeff Majette, dated 11/23/15, revised 12/07/15, and numbered 09078.

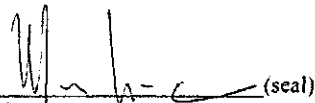
Together with and subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto belonging to him, the Grantee, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under them.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of the Grantor.

The purpose of this deed is to vest in the Grantee all right, title, and interest of the Grantor in the herein conveyed property.

IN WITNESS WHEREOF the Grantor has set their hands and seals, the day and year first above written.

Momir Markovic  (seal)

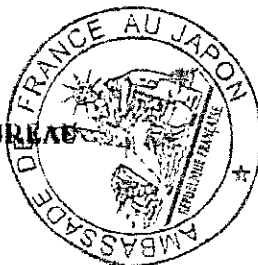
STATE OF _____)
COUNTY OF _____)

I, _____, a Notary Public of _____ County, _____, certify that Momir Markovic personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this _____ day of _____, 2021.

(print name)
Notary Public
My Commission Expires: _____

| | |
|---|-------------------------------|
| REPUBLIQUE FRANCAISE | |
| CERTIFICATION MATERIELLE DE SIGNATURE (DECRET N°2020-1368 DU 10 NOVEMBRE 2020) | |
| <i>« La certification matérielle de signature est la formalité qui consiste à attester la véracité de la signature d'une personne dénommée sur un acte sous-seing privé. Elle ne correspond en aucun cas à une vérification de la régularité de l'acte. »</i> | |
| DATE : | 16DEC2021 |
| NOM ET QUALITE : | Marc-Antoine HUREAU Consul |
| VU POUR LA SEULE CERTIFICATION MATERIELLE DE LA SIGNATURE DE | |
| PRENOM : | Momir |
| NOM : | MARKOVIC |



Exhibit

STATE OF NORTH CAROLINA)
)
FORSYTH COUNTY)

AFFIDAVIT OF BRYAN C. THOMPSON

NOW COMES Bryan C. Thompson, affiant, after being duly sworn alleging and saying as follows:

1. I am over the age of 18 and I am under no legal or physical disability that would prohibit me from providing truthful information in this affidavit . I have personal knowledge of the information contained in this affidavit.

2. I am an attorney who is presently licensed to practice law in the State of North Carolina and that I have practiced law for more than 20 years.
That I as part of my practice, I prepared two deeds in this matter on behalf of Momir Markovic, an unmarried man, transferring tracts of real estate owned by Mr. Markovic located in Forsyth County, North Carolina.

3. On or about December 16, 2021, Mr. Markovic was living in Tokyo, Japan. I caused electronic copies of deeds to be forwarded to him, which he then printed out and took those copies to be notarized at the French consulate in Tokyo as is reflected by the consular certification attached to both documents. The documents were then sent back to my office in Winston-Sale for recording in the Office of the Register of Deeds for Forsyth County.
As part of my efforts to submit these documents for recording, I secured a translation of the French consular certification which is attached hereto.

4. The translation was provided by Language Links and contains the translator's certificate of competence.

5. The English translation reveals that consul Marc-Antoine Hureau of the French Consulate of Japan attested to the authenticity of Mr. Markovic's signature on each deed on December 16, 2021.

6. Under G.S. 47-2, any document required to be registered may be acknowledged by "any ambassador, minister, consul, vice-consul, consul general, vice-consul general, associate consul." Here Marc-Antoine Hureau's acknowledgment was performed in his capacity as French consul as indicated by his consular stamp on both deeds.

7. Consular officers, while able to perform acknowledgments and notarial-type acts that are accepted by North Carolina law, are not North Carolina notaries and there are differences. Among those differences is that a consulate commission does not expire in the way a North Carolina notary commission would.

8. For reference, the United States Department of State published the Foreign Affairs Manual to govern the powers and duties of US consulate officer performing notarial acts abroad. Specifically, Chapter 7 governs consul officers in the performance of notarial acts. (See 7 FAM § 830 et seq.) Under the foreign affairs manual, nothing requires a consul to renew their commission or to put an "expiration date" on any type of acknowledgement, for the principal reason that any commission does not expire because that consul's office is not dependent upon

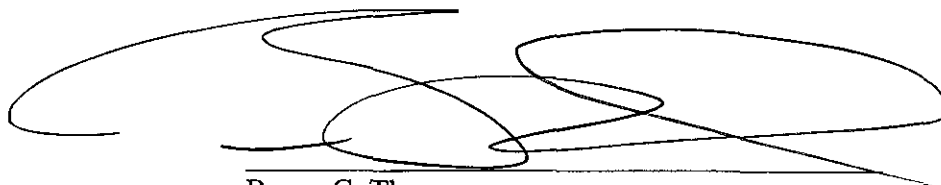
any state statute, but rather the full faith and credit of the United States government, acting through the Department of State.

9. In fact, I have seen documents including a recent power of attorney that was acknowledged by a U.S. consul officer operating in the country of Mozambique. The officer did not fill out the familiar state-based acknowledgment, rather, that officer applied her stamp and the embossed seal for the US Embassy. In fact, the stamp even included the phrase "Commission Does Not Expire."

10. Based on my research and experience, no consul commission expires for the same reasons as discussed hereinabove for the French Republic. The effect of the French consul's certification is that the signature of Mr. Markovic as the grantor of the deed is the authentic signature of Mr. Markovic, the same general aim required by our law. Accordingly, the grantor is entitled to a presumption of regularity of this notarial act performed by a consul whose authority is recognized by North Carolina law.

11. The undersigned affiant believes that there is no impediment to this document being recorded in the Forsyth County Registry and that that the grantor did in fact sign this deed as attested by consul Hureau. The undersigned will hold the Register of Deeds, and any one working under the Register of Deeds' authority harmless for recording each of these instruments and hereby includes a copy of this affidavit and a copy of the translation referenced hereinabove to each instrument for purposes of public notice.

Further affiant sayeth not



Bryan C. Thompson

SWORN to and subscribed before me

This the 18th day of March, 2022.

Emily A. Sells-Salie
Notary Public

My Commission Expires: 05-31-2025

