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FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
06/27/2022 01:29:47 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3703
PG: 1744 - 1746

QUITCLAIM DEED

This Instrument Prepared by:

Lloyd T. Kelso, Esq.
502 East Garrison Boulevard
Gastonia, NC 28054

Tax ID/PIN: 6827-48-0657.00

Excise Stamps:\$

Mail after recording to:

KTS Legacy Properties LLC.
2309 Hideaway Ct.
Raleigh, NC 27613

Order # TCEL-1574-NC

THIS QUITCLAIM DEED made this the 23rd day of June, in the year 2022, by and between:

GRANTORS

DEBRA V. TAIWO OF KTS LEGACY
PROPERTIES, LLC, A NORTH CAROLINA
CORPORATION
2309 Hideaway Ct.
Raleigh, NC 27613

GRANTEES

KTS LEGACY PROPERTIES LLC.
2309 Hideaway Ct.
Raleigh, NC 27613

This instrument prepared by: Lloyd T. Kelso, a licensed North Carolina attorney, who is not the closing attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The designation Grantors and Grantees as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as may be required by context.

WITNESSETH, that Grantors, for a valuable consideration, paid by the Grantees, the receipt of which is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following tract or parcel of land in Forsyth County, North Carolina, and more particularly described as:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Parcel ID: 6827-48-0657.00

Commonly known as: 4949 Wilkes Drive, Winston-Salem, NC 27106

Submitted electronically by "Title Clearing & Escrow, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Grantors acquired the property hereinabove described by instrument recorded in Book RE 3627 Page 3642

A map showing the above-described property is recorded in Map/Cabinet 4 at Page 185.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging unto the said Grantees free and discharged from all right, title, claim or interest of the said Grantors or anyone claiming by, and through or under the Grantors.

Grantors make no warranty, express or implied, as to the title to the property hereinabove described.

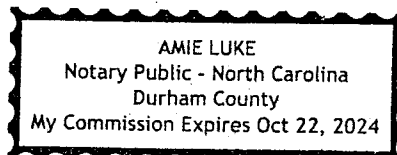
IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, or, if corporate, has caused this Deed to be executed by its duly authorized officers, on this the 23rd day of June, in the year 2022

KTS LEGACY PROPERTIES, LLC, A NORTH CAROLINA CORPORATION

Debra V. Taiwo
DEBRA V. TAIWO

Wake, COUNTY, State of North Carolina

I certify that, on the day and year first above written, the following person(s) personally appeared before me, each acknowledging to me that he or she signed the foregoing document: DEBRA V. TAIWO OF KTS LEGACY PROPERTIES, LLC, A NORTH CAROLINA CORPORATION.



Amie Luke
Notary Public Official Signature
Amie Luke
Notary Printed or Typed Name

My commission expires: Oct. 22, 2024

DISCLAIMER: The preparer makes no representation other than the validity of the form of this instrument. Preparer did not perform a title search on, or a boundary survey of, the property conveyed and makes no representation as to status of the title, property use or zoning regulations. Preparer has offered no legal advice to the Grantor or Grantee on: the type of deed to use, the tenancy created, nor any other legal or tax implication of this conveyance. If Grantor or Grantee want this advice, they should seek independent legal counsel.

EXHIBIT A

The Land referred to herein below is situated in the County of Forsyth, State of North Carolina, and is described as follows:

Beginning at a stake in the eastern line of Washington Drive, the Northwest corner of Lot No. 24, thence in an Easterly direction with the northern line of Lot No. 24, 125 feet to a stake, the Northeast corner of Lot No. 24; thence North 3 degrees 10 minutes East 50 feet to a stake, the Southeast corner of Lot No. 27; thence in Westerly direction with the southern line of Lot No. 27, 125 feet to a stake in the eastern line of Washington drive, the Southwest corner of Lot No. 27; thence South 3 degree 10 minutes West with the Eastern line of Washington Drive 50 feet to place of beginning, being designated and described as Lots Numbers 25 and 26, Block No. 1, Washington Park, Section No. 1, which is recorded in Plat Book 4, Page 185, Register of Deeds, Forsyth County, to which reference is hereby made for a more definite description.

This conveyance is in furtherance of the Equitable Distribution of Marital Property pursuant to a Separation Agreement and Property Settlement.