

2023004714 00017FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$8.00PRESENTED & RECORDED
02/14/2023 09:14:57 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3740
PG: 1965 - 1968**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$8.00
Parcel ID:	6807656078000
Mail/Box to:	
Prepared by:	Robert E. Probst, Attorney at Law; 124 Five Forks Drive Suite B216 King, NC 27021
Brief description for the Index:	Lot 95-F, Block 3471

THIS GENERAL WARRANTY DEED ("Deed") is made on the ____ day of _____, 2023, by and between:

GRANTOR	GRANTEE
Robert B. and Diana S. Washburn (a married couple) 8101 N Denver, Ave #601 Kansas City, MO 64119	KC Land Holdings, LLC a Florida State registered LLC 2285 Kingsley Ave Suite A #1131 Orange Park, FL. 32073

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in, the city of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"): This instrument prepared by: Robert E. Probst 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

See exhibit A attached for complete description

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3334, Page 2662-2665

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

General Easements of Record Restrictive Covenants of Record Ad valorem taxes now due and payable
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SIGNATURE PAGE TO FOLLOW
PAGE LEFT INTENTIONALLY BLANK

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Robert B Washburn (SEAL)
Name: Robert B Washburn

_____(SEAL)
Entity Name

Diana S Washburn (SEAL)
Name: Diana S. Washburn

By: _____(SEAL)

_____(SEAL)
Name:

Name:
Title:

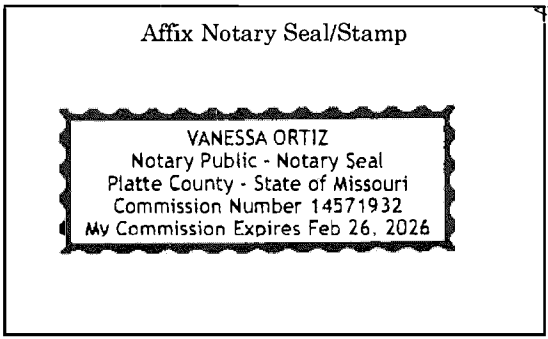
_____(SEAL)
Name:

By: _____(SEAL)
Name:
Title:

STATE OF MO, COUNTY / CITY OF Clay Kansas City

I, the undersigned Notary Public of the County or City and State aforesaid, certify that Robert B. Washburn and Diana S. Washburn personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 24 day of January, 2023.



Vanessa Ortiz
Notary Public (Official Signature)

Vanessa Ortiz
Notary's Printed Name

My commission expires: 02/26/2026

EXHIBIT A

The Granter herein conveys its interest in the above-described property. This tract was surveyed on February 13, 1980, by Joseph E. Franklin, Surveyor, from which plat the following description is taken: "BEGINNING at an iron stake in the north property line of Lot 33, Forsyth Forest, said iron stake being South 87 deg. 02 min. East 20.82 feet from the northwest corner of the said Lot 33, North 05 deg. 27 min. 26 sec. East 400.93 feet to an iron stake, the southwest corner of A.J. Rapp's lot, thence South 85 deg. 13 min. East 159.17 feet along the line with A.J. Rapp to a stake to the northwest corner of J.B. Terrase, thence South 09 deg. 47 min. West 99.35 feet along a line with J.B. Terrase to an iron stake, thence South 07 deg. 32 min. West 99.65 feet along a line with R. C. Monagle to an iron stake, thence South 02 deg. 49 min. 34 sec. West 99.07 feet along a line with R. B. Wilson to an iron stake, thence South 0 deg. 39 min. East 98.59 feet along a line with R.L. Charles to an iron stake, the southwestern corner of the R.L. Charles lot, thence North 87 deg. 02 min. West 16□.22 feet along a line with M.D. Parker and B.R. Wilkerson to the point of BEGINNING, containing 1.41 acres, more or less."