

2023021694 00144FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$340.00PRESENTED & RECORDED
06/27/2023 03:31:30 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3760
PG: 4202 - 4204

Submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax:

~~\$64.00~~
340.00

Parcel Identifier No. 6827-48-0657.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 20th day of June, 2023 by and between**GRANTOR****KTS LEGACY PROPERTIES, LLC
2309 HIDEAWAY COURT, RALEIGH, NC 27613****GRANTEE****LAWRENCE ADEBAYO TAIWO
4949 WILKES DRIVE, WINSTON-SALEM, NC 27106**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3703, Page 1744, Forsyth County Registry.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

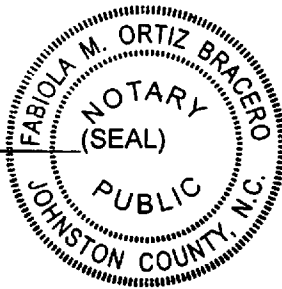
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

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

KTS LEGACY PROPERTIES, LLC

By: Debra V. Taiwo
DEBRA V. TAIWO, MANAGER



STATE OF NORTH CAROLINA - Wake COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **DEBRA V. TAIWO, MANAGER OF KTS LEGACY PROPERTIES, LLC**. Witness my hand and official stamp or seal, this the 20 day of June, 2023.

My Commission Expires: Feb 26, 2028

Fabiola M. Ortiz Bracero

Notary Public

Print Notary Name: Fabiola M. Ortiz Bracero

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.