



2023029536 00037

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$250.00

PRESENTED & RECORDED:
08-29-2023 11:14:42 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3770
PG: 1686-1688

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$250.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2023.
BY: _____

Mail/Box to: Grantee @ SEE ADDRESS BELOW original fo

This instrument was prepared by H. Dwight Nelson, Attorney At Law P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: Lot No. 33 on the Map of Gladstone Courts

THIS DEED made this the 1st day of August, 2023, by and between:

<i>GRANTORS</i>	<i>GRANTEE</i>
ROBERT MACK ABSHER, widow, aka ROBERT M. ABSHER, By and Through his Attorney-in-Fact, KEVIN ROBERT ABSHER 955 Kaye Gibbons Court Kernersville, NC 27284	JAMAIS ARRIERE, LLC And KCS CAROLINA PROPERTIES, LLC P.O. Box 2020 King, NC 27021

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, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Property address: 411 Neston Drive, Winston-Salem, NC 27105
Parcel #6838-12-1281.000

The property herein above-described was acquired by Grantors in Deed Book 753, Page 467.
A map showing the above-described property is recorded in Plat Book 17, Page 183.
This was the Grantor's primary residence.
The 2022 taxes have been paid.

This instrument was prepared by H. Dwight Nelson, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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

And the Grantors covenants with the Grantees, that Grantors are 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 Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Any Easements, Right-of-Ways and Restrictions of Record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

*Robert Mack Absher by
Kevin Robert Absher (AIF)* (SEAL)
ROBERT MACK ABSHER, By and Through his
Attorney-in-Fact, KEVIN ROBERT ABSHER

_____ (SEAL)

<p>Seal-Stamp</p> <div data-bbox="259 1281 414 1690" style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>KAREN S. BRANSCOME Notary Public Stokes County, NC My Commission Expires 4-15-2028</p> </div>	<p>State of North Carolina – County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Stokes</u> County and State aforesaid certify that KEVIN ROBERT ABSHER, attorney-in-fact for ROBERT MACK ABSHER personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of ROBERT MACK ABSHER; and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of FORSYTH County, North Carolina in Book 1926, at Page 466, and that this instrument was executed under and by virtue of the authority given by said instrument granting him a power of attorney; that the said KEVIN ROBERT ABSHER, attorney-in-fact, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of ROBERT MACK ABSHER. I further certify that I am not a party to the attached instrument. Witness my hand and Notarial stamp or seal this <u>17th</u> day of <u>August</u>, 2023.</p> <p><i>Karen S. Branscome</i> Notary Public My Commission Expires: <u>4-15-2028</u></p>
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EXHIBIT "A"

Lying and being North of the City of Winston-Salem, North Carolina, in Middle-fork Township, being known and designated as Lot No. 33 on the map of Gladstone Courts. Said map recorded in the Office of the Register of Deeds of Forsyth County, N. C. in Plat Book 17, Page 183, to which reference is hereby made for a more complete description.

It is understood and agreed that this deed is subject to the following provisions and restrictions which the grantees take subject to: For residence only except garages and outhouses for domestic purposes, and no residence shall have less than 1000 square feet of floor space excluding porches and garages. This does not apply to schools and churches.