

2024007596 00075

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$470.00

PRESENTED & RECORDED

03/12/2024 01:15:22 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3796**PG: 3029 - 3035****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$470.00
Parcel ID:	6838-12-1281.000
Mail/Box to:	Harrie Landers, 411 Neston Drive, Winston Salem, NC 27105
Prepared by:	The Coley Law Firm, PLLC, 10150 Mallard Creek Road, Suite 209, Charlotte, NC 28262 Title Insurance with: Attorneys Title
Brief description for the index:	Lot 33 of Gladstone Courts

THIS GENERAL WARRANTY DEED ("Deed") is made on the 7th day of March, 2024, by and between:

GRANTOR	GRANTEE
Jamais Arriere, LLC, A North Carolina Limited Liability Company PO Box 2020 King, NC 27021	Harrie Landers, an unmarried man 411 Neston Drive Winston Salem, NC 27105
KCS Carolina Properties, LLC, A North Carolina Limited Liability Company PO Box 473 King, NC 27021	

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"):

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 for Forsyth County, North Carolina in Plat Book 17 at Page 183.

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.

Said property commonly known as 411 Neston Drive Winston Salem, NC 27105; PIN # 6838-12-1281.000

*See attached Exhibits A and B for signing authority

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3770 Page 1686.

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 Book 17 Page 183.

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:

- (1) ad valorem taxes for the current year;
- (2) utility easements and unviolated covenants, conditions, and restrictions; and
- (3) such other liens, encumbrances, or defects as may be specifically approved by buyer in writing.

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

Name: _____

Jamais Arriere, LLC

Entity Name

By: _____

Name: Danny R. Douglas

Title: Managing Member

Name: _____

Name: _____

KCS Carolina Properties, LLC

Entity Name

By: _____

Name: Kolan A. Smith

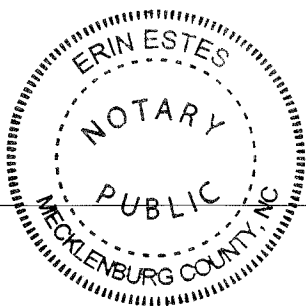
Title: Managing Member

STATE OF NORTH CAROLINA, COUNTY OF Mecklenburg

I, Erin Estes, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 7th day of March, 20 21 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Danny R. Douglas as Managing Member of Jamais Arriere, LLC

Affix Notary Seal/Stamp



Erin Estes

Notary Public (Official Signature)

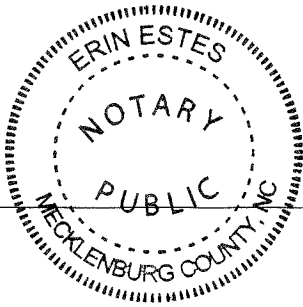
My commission expires: 5/9/28

STATE OF NORTH CAROLINA, COUNTY OF Mecklenburg

I, Erin Estes, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 7th day of March, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Kolan A. Smith as Managing Member of KCS Carolina Properties, LLC

Affix Notary Seal/Stamp



Erin Estes
 Notary Public (Official Signature)
 My commission expires: 5/9/28

EXHIBIT A**RESOLUTION OF THE MEMBERS
OF JAMAIS ARRIERE, LLC**

The undersigned, being all of the members of Jamais Arriere, LLC, a limited liability company organized under the laws of the state of North Carolina (the "Company"), do hereby adopt the following resolutions by signing their written consent hereto:

The Company is the record owner of that certain tract of land located at 411 Neston Drive, Winston Salem, NC, Forsyth County, North Carolina (the "Property").

RESOLVED, that the Company has entered into an Agreement for Purchase and Sale of Real Property with Harrie Landers (the "Contract"), for the sale of said Property.

FURTHER RESOLVED, that the members of the Company, after consideration, wish to ratify all of the terms of said Contract and deem it advisable and in the best interest of the Company to enter into such Contract and to carry out the terms of said Contract.

FURTHER RESOLVED, that the members of the Company wish to approve and authorize the following person or persons (hereinafter referred to as the "Authorized Person") to execute any and all documents on behalf of the Company, including but not limited to such instruments, deed, lien waiver, 1099, nonforeign affidavit, settlement statement and any and all other instruments necessary to carry out the terms of the Contract and complete such transaction as specified therein:

Authorized Person	Title
Danny R. Douglas	Managing Member

FURTHER RESOLVED, that the performance of the acts, and the execution and delivery of the documents, instruments and agreements described and provided for herein by the Authorized Person: (a) shall be conclusively presumed to be in the usual and regular course of the business of the Company; (b) shall be binding on the Company; and (c) shall not be deemed to be in contravention of any provision or restriction of the Company's Articles of Organization or Operating Agreement or any agreement or indenture to which the Company is a party (and if notwithstanding the foregoing there should be any such inconsistent or conflicting provision or restriction in the Company's organizational documents, the same is hereby expressly waived and amended by the terms hereof).

[Signature Page to Follow]

DATED as of the 7^m day of March, 2024.

Jamais Arriere, LLC

By:  (SEAL)

Name: Danny R. Douglas

Title: Managing Member

EXHIBIT B**RESOLUTION OF THE MEMBERS
OF KCS CAROLINA PROPERTIES, LLC**

The undersigned, being all of the members of KCS Carolina Properties, LLC, a limited liability company organized under the laws of the state of North Carolina (the "Company"), do hereby adopt the following resolutions by signing their written consent hereto:

The Company is the record owner of that certain tract of land located at 411 Neston Drive, Winston Salem, NC, Forsyth County, North Carolina (the "Property").

RESOLVED, that the Company has entered into an Agreement for Purchase and Sale of Real Property with Harrie Landers (the "Contract"), for the sale of said Property.

FURTHER RESOLVED, that the members of the Company, after consideration, wish to ratify all of the terms of said Contract and deem it advisable and in the best interest of the Company to enter into such Contract and to carry out the terms of said Contract.

FURTHER RESOLVED, that the members of the Company wish to approve and authorize the following person or persons (hereinafter referred to as the "Authorized Person") to execute any and all documents on behalf of the Company, including but not limited to such instruments, deed, lien waiver, 1099, nonforeign affidavit, settlement statement and any and all other instruments necessary to carry out the terms of the Contract and complete such transaction as specified therein:

Authorized Person	Title
Kolan A. Smith	Managing Member

FURTHER RESOLVED, that the performance of the acts, and the execution and delivery of the documents, instruments and agreements described and provided for herein by the Authorized Person: (a) shall be conclusively presumed to be in the usual and regular course of the business of the Company; (b) shall be binding on the Company; and (c) shall not be deemed to be in contravention of any provision or restriction of the Company's Articles of Organization or Operating Agreement or any agreement or indenture to which the Company is a party (and if notwithstanding the foregoing there should be any such inconsistent or conflicting provision or restriction in the Company's organizational documents, the same is hereby expressly waived and amended by the terms hereof).

[Signature Page to Follow]

DATED as of the 7th day of March, 2024.

KCS Carolina Properties, LLC

By: Kolan A. Smith (SEAL)
Name: Kolan A. Smith
Title: Managing Member