

**2019033680 00127**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$190.00**

PRESENTED &amp; RECORDED

08/26/2019 02:54:28 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

**BK: RE 3478****PG: 2119 - 2120****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$190.00**

Parcel Identifier No. 6817-14-2142.00 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20

By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_

This instrument prepared by: David T. Kasper, 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.

Brief description for the Index: **Lot 60, Town and Country Estates Annex, Section 2**THIS DEED made this 23rd day of August, 2019, by and between

GRANTOR	GRANTEE
Sara J. Kaufmann, Widow, by and through her Attorney in Fact James Gregory Kaufmann	<b>Z Enterprises, LLC</b> <b>A North Carolina Limited Liability Company</b>  Property Address: 4210 Briarcliffe Road 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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

**BEING a Lot located on Briarcliffe Road, and being known and designated as Lot No. 60, as shown on the map of Town and Country Estates Annex, Section 2, as recorded in Plat Book 23, Page 64, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.**submitted electronically by "Kasper & Payne, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1003, page 241.

All or a portion of the property herein conveyed \_\_\_ includes or \_\_\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 23, page 64.

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, other than the following exceptions:

Subject to any restrictions and easement of record and current years ad valorem taxes.

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

James D. Kaufmann, Agent (SEAL)  
SARA J. KAUFMANN, by and through her Attorney  
In Fact James Gregory Kaufmann

NORTH CAROLINA  
~~FORSYTH COUNTY~~  
Rowan

I, Kristin Holt, a Notary Public of Cabarrus County, North Carolina, do hereby certify that JAMES GREGORY KAUFMANN, attorney in fact for SARA J. KAUFMANN, personally appeared before me this day, and being by me duly sworn, says that JAMES GREGORY KAUFMANN executed the foregoing and annexed instrument for and on behalf of SARA J. KAUFMANN, and that JAMES GREGORY KAUFMANN authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of Register of Deeds of Forsyth County, North Carolina, on Book 3476, page 846, and that this instrument was executed under and by virtue of the authority given JAMES GREGORY KAUFMANN by said instrument granting JAMES GREGORY KAUFMANN power of attorney; that the said JAMES GREGORY KAUFMANN acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said SARA J. KAUFMANN.

I do further certify that I am not a party to the attached instrument.

WITNESS my hand and official seal this 23rd day of August, 2019.

My commission expires:

12-12-2020

Kristin Holt  
 Notary Public

