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Farris Duncan, Atty



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Recorded: 06/09/2017 at 11:02:01 AM
Fee Amt: \$10,626.00 Page 1 of 3
Revenue Tax: \$10,600.00
WAYNE COUNTY, NC
JUDY HARRISON REGISTER OF DEEDS
BK **3304** PG **823-825**

Indexed

Rev-10,600.00
3- 26.00

The attorneys preparing this instrument have made no record search or title examination of the property description herein, and express no opinion with respect thereto, unless contained in a separate written certificate.

NORTH CAROLINA

WARRANTY DEED

WAYNE COUNTY

THIS DEED made this the 7th day of June, 2017, by and between WOODBERRY ASSOCIATES, a North Carolina General Partnership of which Korschun, Inc. is a General Partner and The Hamptons of Wayne, LLC is a General Partner, party of the first part, whose address is P. O. Box 10669, Goldsboro, NC 27532, and WOODARD INVESTMENTS, LLC, a North Carolina Limited Liability Company, party of the second part, whose address is P. O. Box 10184, Goldsboro, NC 27534;

WITNESSETH

That the party of the first part in consideration of One Hundred Dollars (\$100.00) and other valuable considerations to it in hand paid by the party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell and convey to the party of the second part, and its successors and assigns, that certain lot or parcel of land situated in the City of Goldsboro, Wayne County, North Carolina, and bounded and described as follows:

BEING all of Lot 1, containing 15.72 acres, more or less, as shown on a survey entitled Central Boyette Subdivision prepared by A. E. Little, R.L.S. dated January 12, 1988, which

*PREPARED BY: JAMES D. WOMBLE, JR.
Everett, Womble & Lawrence, LLP, Attorneys at Law
Post Office Drawer 1678, Goldsboro, NC 27533*

survey will be found duly recorded in Plat Cabinet I, Slide 290, to which survey reference is hereby made for a more complete description.

And being the identical property conveyed to the party of the first part by deed duly recorded in Book 1219, Page 521, Wayne County Registry.

The real property described herein does not include the primary residence of the party of the first part.

This conveyance is made subject to those protective and restrictive covenants and easements, if any, recorded in the Wayne County Registry and to 2017 Wayne County ad valorem taxes.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging unto the party of the second part, and its successors and assigns, in fee simple forever.

And the party of the first part, for itself and its personal representatives and assigns, covenants to and with the party of the second part, its successors and assigns, that it is the owner and is seized of said premises in fee simple; that it has the right to convey the same in fee simple; that the same are free and clear from all encumbrances; and that it will forever warrant and defend title to the same against the lawful claims of all persons whomsoever.


IN TESTIMONY WHEREOF, the said party of the first part has caused this instrument to be signed in its name by its President, all by authority duly given, this the day and year first above written.

WOODBERRY ASSOCIATES, a Partnership

Korschun, Inc., a General Partner

BY:  (SEAL)
S. Blair Korschun, President

The Hamptons of Wayne, LLC, General Partner

BY:  (SEAL)
S. Blair Korschun, Manager/Member

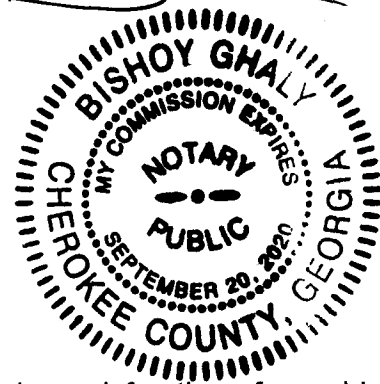
STATE OF GEORGIA
COUNTY OF Cherokee

I, Bishoy Youssef Ghaly a Notary Public in and for the aforesaid State and County, do hereby certify that S. BLAIR KORSCHUN personally appeared before me this day, [] personally known to me -OR- [] proved to me by satisfactory evidence, who being by me duly sworn, says that he is the President of Korschun, Inc., a North Carolina corporation, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed voluntarily in its name by him as President for its stated purpose.

WITNESS my hand and notarial seal, this the 7 day of June, 2017.

Bishoy Ghaly, Notary Public
(Printed Name of Notary)

My Commission Expires: 9/20/2020



STATE OF GEORGIA
COUNTY OF Cherokee

I, Bishoy Youssef Ghaly a Notary Public in and for the aforesaid State and County, do hereby certify that S. BLAIR KORSCHUN, Manager/Member of The Hamptons of Wayne, LLC, a North Carolina limited liability company, personally appeared before me this day, [] personally known to me -OR- [] proved to me by satisfactory evidence, and acknowledged to me that he signed it voluntarily for its stated purpose.

WITNESS my hand and notarial seal, this the 7 day of June, 2017.

My Commission Expires:

Bishoy Ghaly, Notary Public
Printed Name of Notary

9/20/2020

