



2020050596 00282
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
11-06-2020 04:21:59 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3564
PG: 3117-3119

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: NO EXCISE STAMPS

Parcel Identifier No.: 6836-32-6734.000

Mail/Box to: Box 137

This instrument was prepared by: Attorney Eric S. Ellison, 112 N. Marshall St., Winston-Salem, NC 27101

Brief description for the Index: Lot No. 12, Map of J.L. Patterson Property

THIS DEED made this 5th day of November, 2020 by and between

GRANTOR

BMB Enterprises LLC. of NC,
A Dissolved North Carolina Limited Liability Company

Bruce A. Miller, a single person
As Single Member of Dissolved LLC

Mailing Address:
1233 Opportunity Drive
Winston-Salem, NC 27105

GRANTEE

Handy Works by J.Clark LLC.

Mailing Address:
509 Cameron Avenue
Winston-Salem, NC 27101

Property Address:
408 E. Sixteenth Street
Winston-Salem, NC 27105

No title search performed nor requested to be performed.

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 situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a stake on the South side of Legerwood Street, said stake being 440 feet East of Patterson

Avenue; thence Southwardly 140 feet to an iron stake on the North side of Alley, thence Westwardly along said Alley 41 feet to an iron stake; thence Northwardly on a line parallel with the first line 140 feet to a stake on the South side of Legerwood Street; thence Eastwardly with said Street 41 feet to the Beginning; being part of Lot 12 on the Map of Eagle Land Company Property and being the same property as that described in Deed to D.A. Bullard recorded in Book 176, Page 154, in the Office of the Register of Deeds of Forsyth County, North Carolina; and also being the same as part of Lot 12 on the Map of J.L. Patterson Property recorded in Plat Book 45, Office of the Register of Deeds, Forsyth County, North Carolina.

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.

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

BMB Enterprises LLC of NC

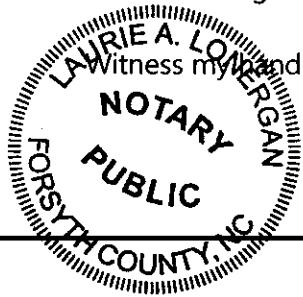
Bruce A. Miller (SEAL)
By: Bruce A. Miller

Title: Member/Manager

Bruce A. Miller (SEAL)
Bruce A. Miller (Individually)

State of North Carolina)
)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that Bruce A. Miller as Member/Manager of BMB Enterprises LLC of NC appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.



Witness my hand and Notarial stamp or seal this 5th day of November, 2020.

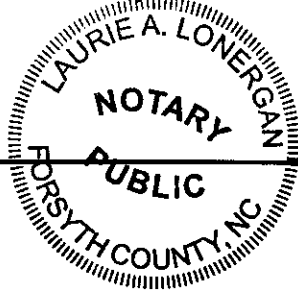
My Commission Expires: 3.23.2023

Notary Public: *Laurie A. Lomerga*

State of North Carolina)
)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Bruce A. Miller** appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 5th day of November, 2020.



My Commission Expires: 3.23.2023

Notary Public Laurie A. Lonergan