

2021046466 00259FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$166.00**

PRESENTED & RECORDED

08/26/2021 04:25:49 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3636

PG: 661 - 663

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 166.00

Parcel Identifier No. 6838-64-4813.000

Verified by _____ County on the _____ day of _____, 20 _____

By: _____

Mail/Box to: Farrior & Associates, 400 W. Fisher Avenue, Greensboro, NC 27401This instrument was prepared by: Farrior & Associates, 400 W. Fisher Ave, Greensboro, NC 27401Brief Description for the Index: THIS DEED made 25th day of AUGUST 2021, by and between Grantor(s) and Grantee(s)

GRANTOR: <i>JABS LLC</i>	GRANTEE: <i>BRIAN MARTIN and wife, MIGDALIA MARTIN</i>
Mailing Address: <i>611 Franklin Pierce Highway Barrington, NH 03825</i>	Mailing Address: <i>7 Hillside Dr, Lexington, NC 27295</i> Property Address: <i>975 Pacific Dr, Winston Salem, NC 27105</i>

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 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 County of **FORSYTH**, State of **NORTH CAROLINA** and more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

[The above-described property is NOT the primary residence of the Grantor]

The property hereinabove described was acquired by Grantor by instrument recorded in _____
Book 3306, Page 2304

A map showing the above described property is recorded in Plat Book _____ Page _____.

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 the 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: **2021 ad valorem taxes; easements, restrictions, and rights-of-way of record, if any.**

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

JABS LLC

By: BERNARD BENNETT SR (SEAL) Bernard Bennett Sr.
Print Name: Bernard Bennett, Sr.
Title: member-manager

STATE OF New Hampshire - COUNTY OF Strafford
(Identification verified by Driver's License _____; Familiarity _____)

I, Austin Hall, the undersigned Notary Public of the County and State aforesaid, certify that **Bernard Bennett, Sr.** personally came before me this day and acknowledged that he and/or she is a member-manager of **JABS LLC**, and that by authority duly given and as the act of each entity, he and/or she signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 25th day of August, 2021.

Austin Hall
Notary Public
My Commission Expires: 05/19/2026

Austin C Hall
Notary Public, State of New Hampshire
My Commission Expires May 19, 2026

[Notary Seal or Stamp]

EXHIBIT "A"

BEGINNING at an iron stake in the eastern right of way of Pacific Drive; same also being the southwest corner of Lot 17-B, in Tax Block 2999 of the Forsyth County Tax Maps; thence from said iron running along the southern boundary line of said Lot 17-B, Tax Block 2999 of the Forsyth County Tax Maps, South 87° 18' 12" East 395.55 feet to an iron located in the western boundary line of Lot 23-B in Tax Block 2999 of the Forsyth County Tax Maps; running thence South 1° 51' 44" West 41.48 feet to an iron; thence South 89° 40' 29" East 49.05 feet to an iron; thence South 22° 49' 52" East 84.16 feet to an iron; thence South 1° 56' 10" East 90.45 feet to an iron; thence North 87° 38' 10" West 336.89 feet to an iron, running along the eastern right of way line of Pacific Drive, North 33° 30' West 257.12 feet to the point and place of **BEGINNING**; containing 1.82 acres, more or less, as shown on a survey by Daniel W. Donathan, Registered Land Surveyor, dated June 6, 1988.

Property address: 975 Pacific Drive, Winston-Salem, NC