

2021051973 00246

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$98.00

PRESENTED & RECORDED
09/22/2021 04:41:34 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3642
PG: 3611 - 3613

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$98.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6836-35-8255.000**

Mail after recording to: GRANTEE

This instrument was prepared by: Marcus Becton, Esq.

THIS DEED made this **22nd** day of **September, 2021** by and between

GRANTOR

MARIA NELLA FLOYD and spouse DARRYL FLOYD
NORTH CAROLINA COMMUNITY UPLIFT, a North Carolina Nonprofit Corporation
MAILING ADDRESS: 4720 Old Rural Hall Rd., Winston-Salem, NC 27105

GRANTEE

JJE-RENTAL PROPERTIES-ROCKY MOUNT, LLC
MAILING ADDRESS: 1418 Squire Ridge Dr., Fuquay Varina, NC 27526

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 and more particularly described as follows:

See Exhibit A

All or a portion of the property hereinabove described was acquired by Grantor by deed recorded in **Book 3249 , Page 3701 Forsyth County Registry.**

A map showing the above described property is recorded in **Book of Maps 3, Page25 Forsyth County Registry** and referenced within this instrument.

The above described property **does/** x **does not** include the primary residence of the Grantor.

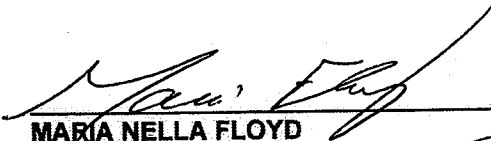
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

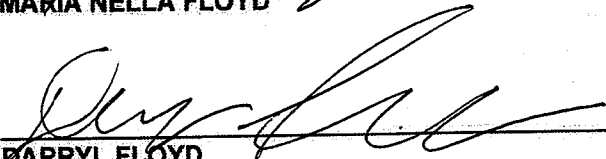
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

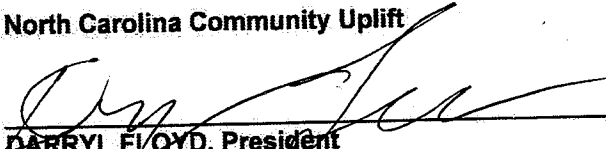
Title to the property hereinabove described is subject to the following exceptions:

- 1. Easements and restrictions of record
- 2. Ad valorem taxes for 2021 and thereafter

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.


 _____ (SEAL)
 MARIA NELLA FLOYD

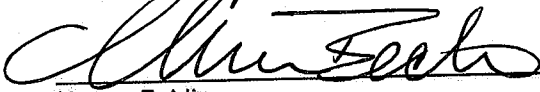

 _____ (SEAL)
 DARRYL FLOYD

North Carolina Community Uplift

 _____ (SEAL)
 DARRYL FLOYD, President

STATE: North Carolina
 COUNTY: ~~Wake~~ Durham ^{WB}

I, Marcus Becton, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **MARIA NELLA FLOYD AND DARRYL FLOYD**. Witness my hand and official stamp or seal, this the 2nd day of September, 2021.

My Commission Expires: 4-3-2026



 Notary Public

Print Notary Name: Marcus Becton

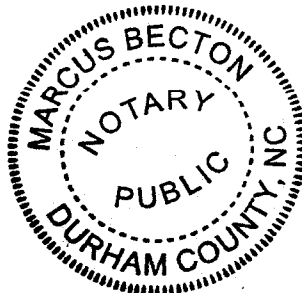


EXHIBIT A

BEING all of Lot 17, Block 4, Bon Air, according to the plat thereof, recorded in Plat Book 3, Page 25, in the office of the Register of Deeds of Forsyth County, North Carolina.