

**2022017570 00049**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$114.00**

PRESENTED & RECORDED  
 04/13/2022 10:07:17 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3688**  
**PG: 883 - 885**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$114.00
Parcel ID:	6834-80-3814
Mail/Box to:	Grantee: 4244 Indiana Avenue, Winston-Salem, NC 27105
Prepared by:	Donato Law, PC, 2016-A New Garden Road, Greensboro, NC 27410
Brief description for the Index:	3300 KIRBY STREET, WINSTON-SALEM, NC

THIS GENERAL WARRANTY DEED ("Deed") is made on the 5th day of April 2022, by and between:

GRANTOR	GRANTEE
Grubbs Investment Properties, Inc. Forwarding Address: 7140 Orchard Path Drive Clemmons, NC 27012	Jazmin Management Investments, LLC a Texas LLC Property Address 3300 Kirby St., Winston Salem, NC 27107

*Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.*

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

See attached Exhibit A

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3331 page 4473.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 1 page 93.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Name: \_\_\_\_\_

Grubbs Investment Properties, Inc.

Entity Name

Name: \_\_\_\_\_

By: Davey Grubbs

Name: Davey Grubbs

Title: President

Name: \_\_\_\_\_

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

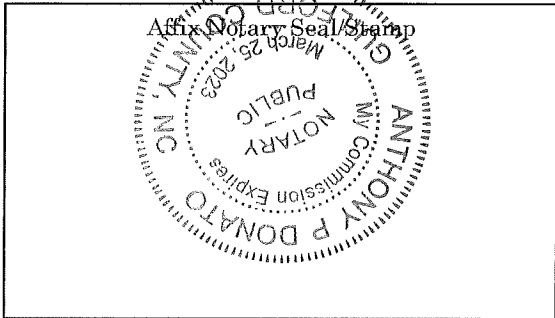
Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Secretary/Treasurer

STATE OF North Carolina, COUNTY OF Wilkes

I Anthony P Donato, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 5 day of April 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Davey Grubbs  
President of Grubbs Investment Properties, Inc.



Anthony P Donato  
Notary Public (Official Signature)  
My commission expires: 3/25/23

EXHIBIT "A"

- 3300 Kirby Street, Winston-Salem, NC (PIN 6834-80-3814.00)

BEGINNING AT AN IRON STAKE, THE SOUTHWEST CORNER OF BARNEY AVENUE AND KIRBY STREET AS WIDENED BY THE CITY OF WINSTON-SALEM, AND RUNNING THENCE SOUTH 04 DEGS. 00 MIN. WEST 48 FEET ALONG THE WEST MARGIN OF KIRBY STREET TO AN IRON STAKE, THE NORTHEAST CORNER OF LOT NO. 53; THENCE RUNNING NORTH 88 DEGS. 00 MIN. WEST 85 FEET WITH THE NORTH LINE OF LOT NO. 53 TO AN IRON STAKE, THE NORTHWEST CORNER OF LOT NO. 53; THENCE RUNNING NORTH 04 DEGS. 00 MIN. EAST 48 FEET TO AN IRON STAKE IN THE SOUTH MARGIN OF BARNEY AVENUE; THENCE RUNNING SOUTH 88 DEGS. 00 MIN. EAST 95 FEET WITH THE SOUTH MARGIN OF BARNEY AVENUE TO THE PLACE OF BEGINNING, AND BEING KNOWN AND DESIGNATED AS THE WESTERN PORTION OF LOT NOS. 54 AND 55 AS SHOWN ON THE MAP OF ROSEDALE, SECTION 1 AS RECORDED IN PLAT BOOK 1, PAGE 83 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.