

2022034509 00134

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$17.00

PRESENTED & RECORDED
07/22/2022 01:56:34 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3708
PG: 1657 - 1659

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 17

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument was prepared by Kenneth S. Lucas, Jr. a licensed North Carolina attorney. Delinquent taxes if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 21 day of July 2022 by and between

GRANTOR

Eric D. Hines
(unmarried)

GRANTEE

J&K Property Investors, LLC
Mailing Address:
5709 Gate City Blvd.
Greensboro, NC 27407

Property Address:
4132 Whitfield Road
Winston-Salem, NC 27105

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 attached Description.

submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book ____, Page ____, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book ____, Page ____, and referenced within this instrument.

The above described property does 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.

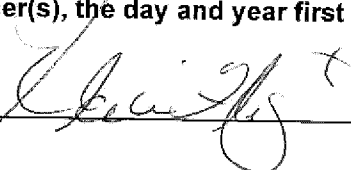
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

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

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.

(ENTITY NAME)

Eric D. Hines



(SEAL)

By: _____
Title: _____

(SEAL)


By: _____
Title: _____

(SEAL)

State of NORTH CAROLINA; County of Guilford

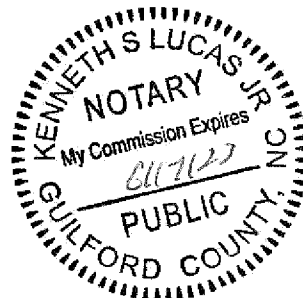
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Eric D. Hines. Witness my hand and official stamp or seal, this the 20th day of July 2022.

My Commission Expires: 6/17/23



Notary Public

Print Notary Name: Kenneth S Lucas Jr



The Land is described as follows:

BEGINNING at a stake on the West side of Whitfield Street, said stake being 120 feet South of the intersection of Whitfield and White Streets; running thence South along the West side of Whitfield Street 60 feet and of that width extending Westwardly between parallel lines a distance of 150 feet, being known and designated as Lot No. 57 on the Plat of Whitfield Property as recorded in Plat Book 3, Page 52, Office of the Register of Deeds of Forsyth County.
