

2022042631 00047

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$70.00

PRESENTED & RECORDED
 09/15/2022 10:43:52 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3717
PG: 4133 - 4135

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ **70**

Parcel Identifier No _____ Verified by: _____ County on the _____ day of
 _____ 20 By: _____

Mail/Box To: Grantee

This instrument prepared by KENNETH S. LUCAS, JR. a licensed North Carolina Attorney, delinquent taxes if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: **4132 Whitfield Road**

THIS DEED made this 13th day of September 2022, by and between

Grantor

Grantee

J&K Property Investors, LLC

Dimitrios Foster

5709 Gate City Blvd. Ste. 202
 Greensboro, Nc 27407

2413 Sloan Drive
 Charlotte, NC 28202

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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3708, Page 1657.

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

TO HAVE AND TO HOLD 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, other than the following exceptions:

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

J&K Property Investors, LLC

By: Jim Williams

Title: MBR / MBR

STATE OF NC - COUNTY OF Guilford.

I, the undersigned Notary Public of the County and State aforesaid, certify that Jim Williams personally came before me this day and acknowledged that he is the MBR / MBR of J&K Property Investors, LLC, and that by authority duly given and as the act of said entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 13 day of September 2022.

My Commission Expires: 6/17/23

Kenneth S. Lucas Jr.
NOTARY PUBLIC

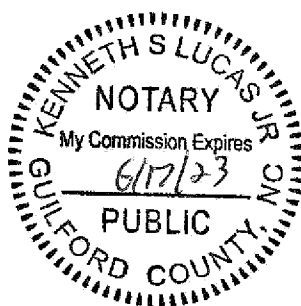


Exhibit A

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.
