

2022052775 00011

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$220.00

PRESENTED & RECORDED
11/29/2022 08:20:10 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3730
PG: 798 - 801

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 220

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording 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.

THIS DEED made this 22 day of November 2022 by and between

GRANTOR

Kathryn C. Rowe, and spouse
John Luke Nicholas

GRANTEE

J&K Property Investors, LLC

5709 Gate City Blvd. #202
Greensboro, NC 27407

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, and being the property located at 33 Edith Avenue, Winston-Salem, North Carolina.

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 3007, Page 4189 Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 19, Page 89, 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) John Luke Nicholas (SEAL)

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

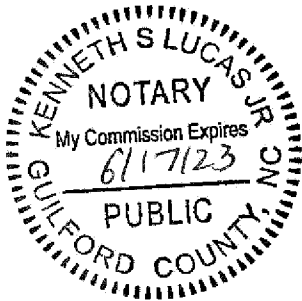
State of NC; County of Guilford

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: John Luke Nicholas. Witness my hand and official stamp or seal, this the 28 day of November 2022.

My Commission Expires: 6/17/23

Kenneth S. Lucas Jr
Notary Public

Print Notary Name: Kenneth S. Lucas Jr



All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3007, Page 4189 Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 19, Page 89, 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)

K. C. Rowe (SEAL)
Kathryn C. Rowe

By: Jessica Bradley
Title: Senior Teller

[Signature] (SEAL)

By: Myranda Perri
Title: Head Teller

[Signature] (SEAL)

State of Illinois; County of Jackson

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: Kathryn C. Rowe. Witness my hand and official stamp or seal, this the 25 day of November 2022.

My Commission Expires: 10/28/2025

Jacquelyn Dunahue
Notary Public

Print Notary Name: Jacquelyn Dunahue

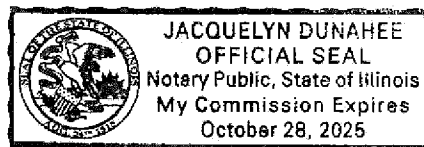


EXHIBIT A

TRACT I:

BEING known and designated as Lot No. 36 as shown on the Map of WINSOR FOREST, section 2, which is recorded I Plat book 19, at page 89 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

TRACT II:

BEGINNING at a point said point being an existing iron pipe located in the Northern right of way line of Edith Avenue and also being the Southeast corner of Lot no. 36 as shown on the map of Windsor Forest, Section II recorded in the Office of the Register of Deeds of Forsyth County, North Carolina at Plat Book 19, at page 89 thence running along the Eastern line of Lot no. 36 North 21 degrees 00 min. 09 seconds East 140.75 feet to an existing iron pipe; thence running along a new line South 13 degrees 44 minutes 35 seconds East 140.35 feet to a new iron pipe said pipe lying in the Northern right of way line of Edith Avenue; thence along said right of way line North 74 degrees. 05 min. West 9.8 feet to a point; thence North 73 degrees 37 minutes 320 seconds West 9.0 feet to the point and place of BEGINNING; said described property being a triangular portion of Lot No. 37 as shown on the map of Windsor Forest II as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, as recorded in Plat Book 19, at page 89 and being the same property as shown on the map entitled Property of Lawrence Williams and wife, Rosa Lee Williams as drawn by Larry L. Callaban, Registered Land Surveyor as revised on June 24, 1988, to which map reference is hereby made for a more particular description. Also being known as a portion of Tax Lot No. 37, Block 3604, Forsyth County Tax Office.

Property Address: 33 Edith Avenue, Winston-Salem, NC 27106

PIN No. 6817-37-8424.00