

2022055792 00126

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$300.00

PRESENTED & RECORDED

12/20/2022 02:49:51 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3733

PG: 3522 - 3524

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$300.00

Parcel Identifier No. _____

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: _____ Farrior & Associates, 400 W. Fisher Avenue, Greensboro, NC 27401

This instrument was prepared by: Farrior & Associates, 400 W. Fisher Ave, Greensboro, NC 27401

Brief Description for the Index: **THIS DEED made this 20TH day of December 2022, by and between Grantor(s) and Grantee(s)**

GRANTOR: <i>J&K PROPERTY INVESTORS, LLC</i>	GRANTEE: <i>MIKENO INVESTMENTS, LLC</i>
Mailing Address: <i>5709 W. Gate City Blvd., #202 Greensboro, NC 27407</i>	Mailing Address: <i>1724 Green Downs Dr, Raleigh, NC 27613</i> Property Address: <i>33 Edith Avenue, Winston Salem, NC 27106</i>

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 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 the County of **FORSYTH**, State of **NORTH CAROLINA** and more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

[The above-described property is NOT the primary residence of the Grantor]

The property hereinabove described was acquired by Grantor by instrument recorded in _____
Book 3730, PAGE 798

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

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 the 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: **subject to the restrictions, easements and/or rights of way of record, and to ad valorem taxes for the current and subsequent years.**

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 (SEAL)
Print Name: Jim Williams
Title: member-manager

STATE OF NC - COUNTY OF Guilford
(Identification verified by Driver's License _____; Familiarity)

I, Tia D Barbee, the undersigned Notary Public of the County and State aforesaid, certify that JIM WILLIAMS personally came before me this day and acknowledged that he and/or she is a member-manager of J&K PROPERTY INVESTORS, LLC, and that by authority duly given and as the act of each entity, he and/or she signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 20th day of December, 2022.

Tia D Barbee
Notary Public
My Commission Expires: 10-13-2026

[Notary Seal or Stamp]

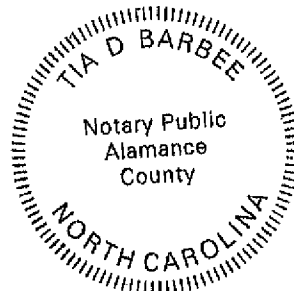


EXHIBIT "A"**TRACT I:**

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. 03 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

PLN No. 6817-37-8424.00