

2023007183 00055

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$184.00

PRESENTED & RECORDED
 03/07/2023 12:10:19 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3743
PG: 1689 - 1691

Tax Parcel Identifier Number: 6835-40-1105.000

Revenue Stamps: \$184.00

This instrument was prepared by: **Barker Law, P.C. – Without Survey**
 Return to: **Barker Law, P.C. – 1006 N. Main Street, High Point, NC 27262**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **March 6**, 2023 by and between

GRANTOR

John W. Daily and spouse, Kathryn A. Daily

Mailing Address:
 6215 Cabin Branch Drive
 Durham, NC 27712

GRANTEE

**JCMNC, LLC, a North Carolina
limited liability company**

Mailing Address:
 1000 21st Ave N, Ste 6
 Myrtle Beach, SC 29577

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 the City of **Winston Salem, Forsyth** County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Said parcel having the address of: 75 Waughtown Street, Winston Salem, NC 27127

The real property referenced herein **does not** include the primary residence of the Grantor.

For back reference, see Deed Book 1731, Page 1256, in the Forsyth County Registry.

Submitted electronically by "Barker Law, P.C."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

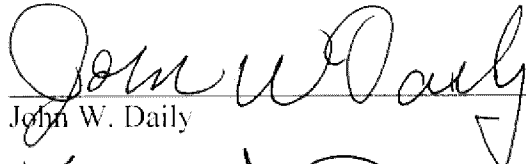
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

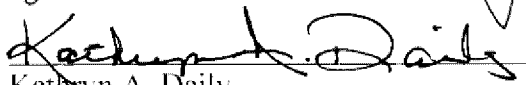
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

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

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, the Grantors have hereunto set his/her hand and seal the day and year of the Notary acknowledgment herein.

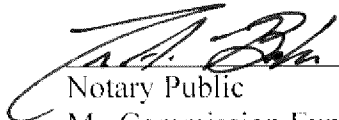
 (SEAL)
John W. Daily

 (SEAL)
Kathryn A. Daily

County of Guilford State of North Carolina

I certify that the following persons personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: John W. Daily and Kathryn A. Daily

Date: Mar 6, 2023


Notary Public
My Commission Expires: Mar 4, 2024

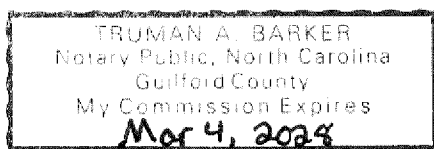


EXHIBIT A

BEGINNING at an iron stake in the northeastern boundary of Waughtown Street, said iron stake being located at the southwestern corner of property conveyed to Winston Salem Landry, Inc., by deed dated October 4, 1957, and running thence with the northeastern boundary of Waughtown Street, North 38° 21' West 50 feet; thence North 51° 39' East 158.98 feet to an iron stake, said iron stake being located in the line of property of Housing Authority of the City of Winston-Salem; thence with the property line of Housing Authority of the City of Winston-Salem, South 38° 05' East 50 feet to an iron stake, said iron stake being the northwestern corner of property of Winston Salem Laundry, Inc.; thence with the line of the property of Winston Salem Laundry, Inc., South 51° 39' West 158.81 feet to the place of beginning, being a portion of the property described in the deed from Housing Authority of the City of Winston-Salem to Paul G. Minish, et al, during 1957, Deed Book 811, Page 203.

Property Address: 75 Waughtown Street, Winston Salem, NC 27127

Parcel ID: 6835-40-1105.000