

**2023008075 00105**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$167.00**PRESENTED & RECORDED  
03/14/2023 02:43:06 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY**BK: RE 3744****PG: 1697 - 1699**

Tax Parcel Identifier Number: 6844-53-0278.000

Revenue Stamps: \$167.00

This instrument was prepared by: **Truman Barker, Esq, a licensed North Carolina attorney, Barker Law, P.C. – Without Survey or Title Examination. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

Return to: **Barker Law, P.C. – 1006 N. Main Street, High Point, NC 27262**

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **March 14, 2023** by and between

GRANTOR	GRANTEE
<p><b>Ernest V. Hodges and spouse, Katherine C. Hodges</b></p> <p>Mailing Address: 4105 Fox Meadow Lane Winston Salem, NC 27107</p>	<p><b>J&amp;K Property Investors, LLC, a North Carolina limited liability company</b></p> <p>Mailing Address: 5710-K W. Gate City Blvd #113 Greensboro, NC 27407</p>

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 **Winston** Township, **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: 2515 Waterbury Street, Winston Salem, NC 27107**

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

**For back reference, see Deed Book 1017, Page 109, 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)  
Ernest V. Hodges

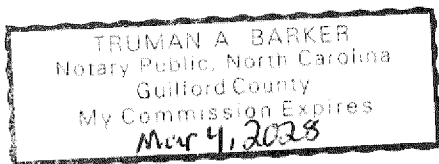
 (SEAL)  
Katherine C. Hodges

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: **Ernest V. Hodges and Katherine C. Hodges**

Date: Mar 14, 2023

  
Notary Public  
My Commission Expires: March 4, 2028



**EXHIBIT A**

BEING known and designated as Lot No. 11 as shown on the map of property of R. G. Burge and Hunter Ferguson recorded in Plat Book 14, Page 36, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

Also that portion of Radcliffe Street, Beginning at an iron stake in the Eastern right-of-way line of Waterbury Street, said stake being the Southwesternmost corner of Lot No. 11, map of property of R. G. Burge and Hunter Ferguson, Plat Book 14, Page 36; running thence along the old northern right-of-way line of Radcliffe Street in an Eastwardly direction 150 feet to the Southeast corner of Lot No. 11; thence in a Southerly direction 20 feet to a point in the center line of Old Radcliffe Street; thence in a Westerly direction along the center line of Radcliffe Street 150 feet to a point in the Eastern right-of-way line of Waterbury Street; thence North 8° 30' East 20 feet to an iron stake, the place of Beginning, being known and designated as a 20 foot strip adjacent to the Southern line of Lot No. 11, and being that portion of Radcliffe Street vested in Clyde Durant McFayden and wife, Rose Allie McFadyen by petition to close a portion of Radcliffe Street in Deed Book 760, Page 356, Forsyth County Registry.

Property Address: 2515 Waterbury Street, Winston Salem, North Carolina 27107

Parcel ID: 6844-53-0278.000