

2023030491 00036

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$318.00

PRESENTED & RECORDED
 09/06/2023 11:13:23 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3771
PG: 2821 - 2823

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$318.00**Parcel Identifier No.: 6844-03-4337.000**Brief description for index: **Lot 6, Block E, Memorial Industrial School**Mail deed/taxes after recording to Grantee: **2826 Thomasville Road, Winston Salem, NC 27107**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**

THIS DEED made this 28th day of August, 2023 by and between

<p>GRANTOR: JEI & SON INVESTMENTS, LLC, a North Carolina Limited Liability</p> <p>Address: 1731 Brewer Road Winston Salem, NC 2712</p>	<p>GRANTEE: CORNELL GARNER (unmarried)</p> <p>Property Address: 2826 Thomasville Road Winston Salem, NC 27107</p>
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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.

WITNESSTH, 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 attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3742, Page 1248, **FORSYTH** County Registry.

"This instrument prepared by: PATTI D. DOBBINS, 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."

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 12, Page 17, and referenced within this instrument.

Does the above described property include the primary residence? YES NO

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 has done nothing to impair such title as Grantor received, and 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:

Restrictive covenants, easements and rights of way of record, if any.
Ad valorem taxes for the current year.

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 by authority of its Board of Directors, the day and year first above written.

JEI & SON INVESTMENTS, LLC:

By: 
JOSE ERASMO IGLESIAS

Title: Member

<p>SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC</p>	<p>STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u>, a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u>, do hereby certify that JOSE ERASMO IGLESIAS personally came before me this day and acknowledged that he/she is Member of JEI & SON INVESTMENTS, LLC, and acknowledged, on behalf of JEI & SON INVESTMENTS, LLC, the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>24th</u> day of <u>August</u>, 2023. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public</p>
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EXHIBIT "A"

LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot Number 6, in Block E, as shown on the Map of MEMORIAL INDUSTRIAL SCHOOL, as recorded in Plat Book 12 at Page 17 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 2826 THOMASVILLE ROAD, WINSTON SALEM, NC 27107
PARCEL ID #: 6844-03-4337.000