

2024010007 00001

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$520.00

PRESENTED & RECORDED
 04/02/2024 08:08:16 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3799
PG: 2969 - 2971

Tax Parcel Identifier Number: 6835-40-1105.000

Revenue Stamps: \$520.00

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

Return to: **Grantee**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **March 25**, 2024 by and between**GRANTOR**

JCMNC, LLC, a North Carolina limited liability company

Mailing Address:

1000 21st Ave N, Ste 3
Myrtle Beach, SC 29577

GRANTEE

Kay Skalchunes, unmarried

Mailing Address:

4421 Hunters Run Drive
Clemmons, NC 27012

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 of Grantor's interest in 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

For back reference, see Deed Book 3743, Page 1689 in the Forsyth County Registry.

The real property referenced herein **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: outstanding mortgages and deeds of trust of record, 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.

JCMNC, LLC, a North Carolina limited liability company



 _____ (SEAL)
 Jacob C. Mullins, Member/Manager

STATE OF South Carolina

COUNTY OF Horry

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: **Jacob C. Mullins, Member/Manager of JCMNC, LLC, a North Carolina limited liability company.**

Date: 3-25-2024



 Notary Public
 My Commission Expires: 10-14-2030

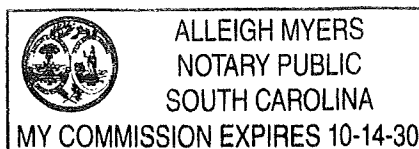


EXHIBIT A

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