

2024010373 00059FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$335.00

PRESENTED & RECORDED

04/04/2024 11:27:20 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3800

PG: 362 - 364

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 335.00

Parcel Identifier Number: **6835-85-7822.000**

Mail/Box to: Grantee at: 44 Tayla Drive, Weymouth, MA 02190

This instrument was prepared by: GALLIMORE LEVY CHRISAWN GALLIMORE, PLLC (Aaron R. Davis)Brief description for the Index: Metes & Bounds**THIS DEED made this 21th day of March, 2024, by and between:****GRANTOR****JMM Investment Properties, LLC***A North Carolina Limited Liability Company**Mailing Address:*

PO Box 9

Kernersville, NC 27285

GRANTEE**Richard Cory Loftus***and spouse,***Jodi R. Loftus***Mailing Address:*

44 Tayla Drive

Weymouth, MA 02190

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership. 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, WINSTON SALEM TOWNSHIP, FORSYTH COUNTY, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Property Address: 1814 E. First Street, Winston Salem, NC 27101

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3666 Page 1565.

A map showing the above described property is recorded in Plat Book _____, Page _____.

All or a portion of the property herein conveyed includes OR does not include the primary residence of a Grantor.

Submitted electronically by "Gallimore Levy Chrisawn Gallimore PLLC"
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, other than the following exceptions: *All rights of way, easements and enforceable restrictions, if any, of record.*

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

TRANSFEROR: JMM Investment Properties, LLC
(Entity Name)


BY:  (SEAL)
Print/Type Name & Title: Brenton V. Morris (Member/Manager)

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Amber S. Jones a Notary Public of the above County and State, certify that BRENTON V. MORRIS in their capacity as duly authorized Member / Manager of JMM Investment Properties, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers or signed the above document while in my physical presence, and while being personally observed by me so doing.

03/27/2024
DATE


NOTARY PUBLIC
MY COMMISSION EXPIRES: 05-07-2024

(OFFICIAL SEAL)

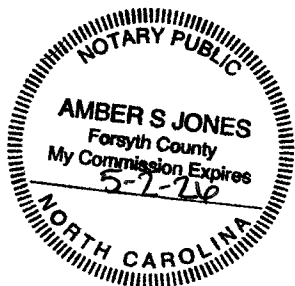


EXHIBIT A**Legal Description**

All that certain lot or parcel of land situated in or near the City of Winston-Salem, North Carolina, and beginning at an iron stake on the South side of east First Street (formerly Belews Creek Road); said stake being distance Eastwardly 203.4 feet from the Southeast intersection of Cameron Avenue and East First Street, and running thence from said beginning point along the South side of east First Street as the same curves South 69 degrees, 35 minutes East 67.2 feet to an iron stake, Northwest corner of Lot No. 3 on the hereinafter mentioned map; thence South 6 degrees West 225 feet to an iron stake; thence North 84 degrees West 65 to an iron stake, Southeast corner of Lot No. 5; thence along the East line S of Lots Nos 5, 5-A, and 1, North 6 degrees East 241.8 feet to an iron stake on the South side of East First Street, the place of beginning, the same being Lot No. 2 on a map of Property of Hill and Graves, made by J.E. Ellerbe, C.E., on January 3, 1957, said map being unrecorded, and being a part of a 6 acre tract of land described in Deed Book 587, Page 10, For further reference see Deed Book 763 at Page 115 of the Forsyth County Registry.

Assessor's Parcel No: 6835-85-7822