

**2024011055 00026**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$70.00**

PRESENTED & RECORDED  
 04/10/2024 10:31:10 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3800**  
**PG: 4368 - 4371**

Submitted electronically by "Orenstein 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.

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$70.00

Parcel Identifier No. 6887-92-2351

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph Orenstein, a licensed North Carolina attorney, for Atlas Orange  
*Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*

Brief Description for the Index: 2.80 acres, more or less

THIS DEED made the 5 day of April, 2024, by and between

GRANTOR	GRANTEE
<b>JR Rental Properties, LLC</b> <i>a North Carolina limited liability company</i>	<b>The Monkey Auto Detailing &amp; Restoration, Inc., a North Carolina Corporation</b>
Grantor Address: 6341 Inez Lane Kernersville, NC 27284	Grantee Address: 431 Merrells Lake Road Mocksville, NC 27028

*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 Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated by reference.**

The property herein described [ ] is or [ ] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3672, Page 378, Forsyth County Registry.

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:

Subject to easements, rights of way, and other restrictions of record.

*(signatures to follow)*

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

JR Rental Properties, LLC, a North Carolina Limited Liability Company

By: Jose Blas Ruiz (SEAL)  
Jose Blas Ruiz, Member

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STATE OF NC  
COUNTY OF Forsyth

I, Mariela Macias V, a Notary Public, certify that Jose Blas Ruiz, Member of JR Rental Properties, LLC personally came before me this day and acknowledged that he is Member of JR Rental Properties, LLC, a Limited Liability Company, and that he, as Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 5 day of April, 2024.

Mariela Macias  
Official Signature of Notary

Printed or typed name of Notary  
Mariela Macias V

My Commission Expires: 11/05/2028

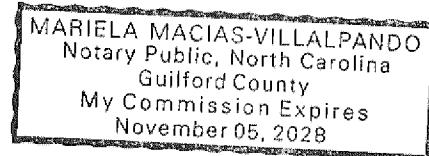


Exhibit "A"

**Property of The Monkey Auto Detailing & Restoration, Inc., a North Carolina Corporation**  
**0 Lynwood Trailer Park Road**

BEGINNING at an iron stake in the East margin of Flynnwood Drive, corner of A.R. Pegg Property; thence with the South line of Pegg South 85 degrees 42 minutes East 336.8 feet to an iron stake; thence continuing with the West line of Pegg South 3 degrees 55 minutes West 262.4 feet to an iron stake; and continuing with Pegg's line South 39 degrees 27 minutes East 121.9 feet to an iron stake corner of H. K. Ragland Heirs; thence a new line with H. K. Ragland Heirs South 82 degrees 25 minutes West 343.87 feet to an iron stake in the East margin of Flynnwood Drive; thence with said East margin North 7 degrees 17 minutes West 430 feet to the BEGINNING: BEING 2.80 acres, more or less, according to a survey by John T. Morgan, dated October 8, 1966; BEING the same property as that described in Deed Book 1001, Page 24 in the Office of the Register of Deeds of Forsyth County, North Carolina.

The subject property is the same as that property described in Deed Book 3672, Page 378, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6887-92-2351 on the Forsyth County Tax Maps.