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FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$49.00

PRESENTED & RECORDED
04/23/2024 02:11:35 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3803
PG: 124 - 127

Submitted electronically by "Faw Folger & Johnson, 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.

Prepared by: Richard David Johnson, II, Attorney, 619 N. Main St., Mount Airy, North Carolina 27030
Parcel Identification Number(s): 5889-31-6291.000
Excise Tax: \$49.00

**NORTH CAROLINA
GENERAL WARRANTY DEED**

THIS DEED is made this 23rd day of April, 2024 by and between:

JOSHUA LANE CROOM, unmarried;

hereinafter identified as *Grantor*; and

JD ACQUISITIONS LLC, a North Carolina Limited Liability Company;

hereinafter identified as *Grantee*.

The address of the Grantor is 115 Pebblestone Court, King, North Carolina 27021.

The address of the Grantee is 200 Yellow Pines Lane, Mount Airy, North Carolina 27030.

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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, sell and convey unto the

Grantee in fee simple, all that certain lot(s) or parcel(s) of land situated in Old Richmond Township, Forsyth County, North Carolina, and more particularly described as follows:

**FOR PROPERTY DESCRIPTION, SEE "EXHIBIT A" ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF**

TO HAVE AND TO HOLD the aforesaid lot(s) or parcel(s) of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple and 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 any exceptions herein stated.

The herein conveyed lot(s) or parcel(s) of land is conveyed subject to the following exceptions:

1. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the herein conveyed property, the structures located thereon, their construction and uses, in force on the date hereof (if any such exist and, if so, to the extent enforceable);
2. Any and all applicable public utility, street and/or highway easements of record;
3. The right of way of Seven Hills Road;
4. *Ad valorem* taxes for the current year and subsequent years, not yet due and payable.

The herein Grantor hereby acknowledges that the property herein conveyed does not include the Grantor's primary residence. This acknowledgment is provided to facilitate the accurate appraisal of real property for taxation pursuant to N.C.G.S. Section 105-317.2.

The herein conveyed property was acquired by the herein Grantor, JOSHUA LANE CROOM, by and through the following: That certain North Carolina General Warranty Deed recorded in Book 3792 at Page 890, Forsyth County Registry.

SIGNATURE PAGE TO FOLLOW ON PAGE 3

THE REMAINDER OF THIS PAGE 2 HAS BEEN INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the Grantor has set his hand and seal the day and year first above written.

Joshua Lane Croom (SEAL)
JOSHUA LANE CROOM

STATE OF NORTH CAROLINA

COUNTY OF SURRY

I, *Kyla B. Johnson*, a Notary Public for the above County and State, do hereby certify that **JOSHUA LANE CROOM**, being personally known to me or whose identity was proven to me, appeared before me this date and acknowledged the execution of the foregoing North Carolina General Warranty Deed in the capacity therein expressed: GRANTOR.

Witness my hand and notarial seal, this the 23rd day of April, 2024.

Kyla B. Johnson
Signature of Notary Public

My Commission Expires:

03-22-2029

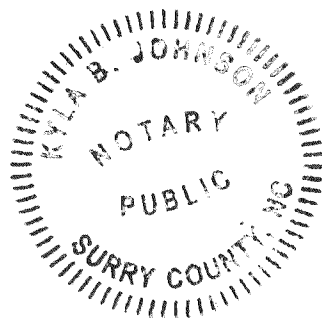


EXHIBIT A
PROPERTY DESCRIPTION

NORTH CAROLINA GENERAL WARRANTY DEED dated April 23, 2024

GRANTOR: JOSHUA LANE CROOM, unmarried

GRANTEE: JD ACQUISITIONS LLC, a North Carolina Limited Liability Company

Located on Seven Hills Road in Old Richmond Township, Forsyth County, North Carolina and being more particularly described as follows:

BEGINNING at an iron stake at the intersection of two roads, the southwest corner of what is known as the Parsonage Lot, also in Clinton Sprinkle's line and runs with Sprinkle's line North 84 degrees 54 minutes West 260 feet to an iron stake in said Sprinkle's line; thence a new line North 38 degrees 30 minutes East 274 feet to an iron stake on the south side of a road; thence along the road South 20 degrees 22 minutes East 254.5 feet to the BEGINNING point, containing 0.68 acre, more or less. This lot is out of the J. H. Long tract of land. See deed from Spencer R. Long, et al, to Claude V. Ring and wife, Myrtle Long Ring, recorded in Book 578, Page 404. The above described property is located at the south end of a 9 acre tract of land conveyed to Jasper H. Long by deed recorded in Deed Book 391, Page 218.

The herein described property is the same property fully described in that certain North Carolina General Warranty Deed recorded in Book 2486 at Page 1886, Forsyth County Registry.

The herein described property is currently and commonly known as 4906 Seven Hills Road, Pfafftown, North Carolina 27040 and, further, is currently identified by the Forsyth County Tax Department by Parcel Identification Number 5889-31-6291.000.