

2024016954 00008

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$184.00

PRESENTED & RECORDED
05/28/2024 08:56:42 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3808
PG: 1722 - 1725

Prepared by/Return to:

Whitney G. Maxwell, Esq.
Hutchens Law Firm
5925 Carnegie Blvd., Suite 250-B
Charlotte, NC 29209
Ref.: H2023-00031

CATS ID: 23-TIG-000011
Actual Consideration: \$92,000.00
Excise Tax: \$ 184.00

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that on this 20th day of May, 2024,

the **UNITED STATES OF AMERICA**, acting through the UNITED STATES MARSHALS SERVICE, whose address is: United States Marshals Service, Asset Forfeiture Division, Room 9054, 1215 S. Clark Street, Arlington, VA 22202, (hereinafter "Grantor"),

For and in consideration of the sum of \$92,000.00 to said Grantor in hand, the receipt of which is hereby acknowledged, HEREBY does GRANT, BARGAIN, SELL and CONVEY without general warranties of title, unto:

J MAN LLC, a North Carolina limited liability company, whose address is 1111 Salem Valley Road, Winston-Salem, NC 27103 (hereinafter "Grantee"), Grantee's heirs, successors, and assigns, the following described property, together with all improvements and appurtenances thereto, to wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION OF PREMISES CONVEYED
Address: 408 E. 16th Street, Winston-Salem, NC 27105
PIN: 6836-32-6734.000

BEING the same property forfeited to the United States of America by *Final Order of Forfeiture* filed October 3, 2023, in the case styled *United States of America v. Javar Lajuan Clark*, Case No. 1:23-cr-00079, decided in the United States District Court for the Middle District of North Carolina, recorded on January 12, 2024, in Book RE 3789, Page 402, as Instrument 2024001231-00123, public records of Forsyth County, North Carolina.

TOGETHER with, and subject to, the rights, obligations, easements, restrictions, and other provisions set forth in the Declaration and the By-Laws of the Condominium, if any;

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AND subject to zoning and other rules, regulations, ordinances, restrictions, covenants, conditions, easements and other matters of record;

THE GRANTOR COVENANTS TO SPECIALLY WARRANT TITLE, with limited warranty covenants only, to the Property hereby conveyed to the Grantee, its successors and assigns, that the granted premises are free from all encumbrances made by the Grantor, and that it does warrant and defend the same to the Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

RELEASE OF LIS PENDENS: This conveyance shall constitute a release as to the property herein only of that Lis Pendens issued March 9, 2023, filed March 20, 2023 and recorded in Book 23M-486 in the records of the office of the Clerk of Superior Court of Forsyth County, North Carolina. Said lien shall remain in full force and effect as to all other property affected thereby, if any.

PARTIAL RELEASE OF JUDGMENT LIEN: This conveyance shall constitute a partial release of that judgment entered against Javar Lajuan Clark in favor of the United States of America/Department of Justice, issued August 14, 2023, filed August 17, 2023, and recorded in Book 23M1086 in the records of the office of the Clerk of Superior Court of Forsyth County, North Carolina, with regards to the subject property only. Said lien shall remain in full force and effect as to all other property affected thereby, if any.

[This space left blank intentionally. Document execution begins on the following page.]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the day and year first above written.

UNITED STATES OF AMERICA
by the United States Marshals Service

By: [Signature]
Name: Thavix Sinn
Title: Realty Specialist

STATE OF Virginia
COUNTY OF Arlington

The foregoing instrument was acknowledged before me, a Notary Public in and for said County and State, by means of X physical presence or _____ online notarization, this 20th day of May, 2024 by Thavix Sinn its Realty Specialist, of the United States Marshals Service, who is personally known to me or who produced _____ as identification and who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said United States of America and of themselves personally and as such officer of said United States Marshals Service.

IN WITNESS WHEREOF I have set my hand and official seal on this 20th day of May 2024.

[Signature]
Notary Public
State of Virginia

[NOTARY SEAL]

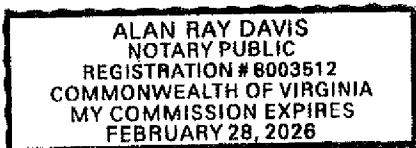


EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying, being and situate in Forsyth County, North Carolina and being more particularly described as follows:

Beginning at a stake on the South side of Legerwood Street, said stake being 440 feet East of Patterson Avenue; thence Southwardly 140 feet to an iron stake on the North Side of Alley, thence Westwardly along said Alley 41 feet to an iron stake; thence Northwardly on a line parallel with the first line 140 feet to a stake on the South side of Legerwood Street; thence Eastwardly with said Street 41 feet to the Beginning; being part of Lot 12 on the Map of Eagle Land Company Property and being the same property as that described in Deed to D.A. Bullard recorded in Book 176 at Page 154 in the Office of the Register of Deeds for Forsyth County, North Carolina; and also being the same part of Lot 12 on the Map of J.L. Patterson Property recorded in Plat Book 1, Page 45 of said public registry.

For informational purposes only and not part of the legal description:

Address: 408 E. 16th Street, Winston-Salem, NC 27105

TAX APN/PIN: 6836-32-6734.000