

2024020056 00121FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$482.00PRESENTED & RECORDED
06/20/2024 01:41:22 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST**BK: RE 3812**
PG: 1035 - 1038

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: \$482.00

Parcel Identifier No. 6823-89-8498

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: Rob Sosover, 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: Lot 2, W.R. Patterson Property, PB 19, PG 122

THIS DEED made the 10 day of JUNE, 2024, by and between

GRANTOR	GRANTEE
<p>J & K Property Investors, LLC <i>a North Carolina Limited Liability Company</i></p> <p>Grantor Address: 5710 West Gate City Boulevard, K Greensboro, NC 27407</p>	<p>Rene Molina De La Rosa (unmarried)</p> <p>Property Address: 1913 Brewer Road Winston-Salem, NC 27127</p>

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 3781, Page 3306, 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.

J & K Property Investors, LLC, a North Carolina Limited Liability Company

By: Jim Williams (SEAL)
Jim Williams, Manager

STATE OF NC
COUNTY OF Guilford

I, Tia D Barbee, a Notary Public, certify that Jim Williams, Manager of J & K Property Investors, LLC personally came before me this day and acknowledged that he/she is Manager of J & K Property Investors, LLC, a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 10th day of June, 2024.

Tia D Barbee
Official Signature of Notary
Printed or typed name of Notary Tia D Barbee

My Commission Expires: 10-13-2026

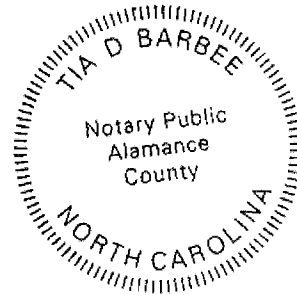


Exhibit "A"
Property of Rene Molina De La Rosa (unmarried)
1913 Brewer Road

Being known as Lot Two (2), W.R. Patterson Property, recorded in Plat Book 19, Page 122, Forsyth County Register of Deeds.

The subject property is the same as that property described in Deed Book 3781, Page 3306, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6823-89-8498 on the Forsyth County Tax Maps.