

2024023266 00145

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$306.00

PRESENTED & RECORDED
 07/15/2024 04:16:36 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3816
 PG: 1128 - 1131

Tax Parcel Identifier Number: 6867-68-5094.000

Revenue Stamps: 306.00

This instrument was prepared by: **Truman Barker, Esq, a licensed North Carolina attorney, Barker Law, P.C. – Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Without Survey or Title Examination.**

Return to: Grantee

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made July _____, 2024 by and between

GRANTOR	GRANTEE
<p>JCMNC, LLC, a North Carolina limited liability company</p> <p>Mailing Address: 1000 21st Ave N, Ste 3 Myrtle Beach, SC 29577</p>	<p>Structura Construction LLC, a North Carolina limited liability company</p> <p>Mailing Address: 4904 Davis Road Winston Salem, NC 27105</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 herein by reference.

Said parcel having the address of: 3825 Old Hollow Road, Kernersville, NC 27284

The real property referenced herein **does not** include the primary residence of at least one of the Grantors.

For back reference, see Deed Book 3809, Page 529, in the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, the Grantors have hereunto set his/her hand and seal the day and year of the Notary acknowledgment herein.


JCMNC LLC


 _____ (SEAL)
 Jacob C. Mullins, Member/Manager

County of Horry, State of South Carolina

I certify that the following person personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Jacob C. Mullins, Member/Manager of JCMNC LLC, a North Carolina limited liability company.**

Date: 7/12/2024



 Notary Public
 My Commission Expires: 02/03/2027

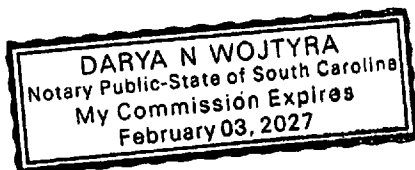


Exhibit "A"**Property of Structura Construction LLC, a North Carolina Limited Liability Company
3825 Old Hollow Road****Tract One:**

Being all of that certain 0.119 acre parcel of land lying in Kernersville Township, Forsyth County, North Carolina; and bounded by natural boundaries and/or lands owned by and/or in possession of persons, as follows: on the north by Freedom Wesleyan Church, Inc., and on the south by Curtis W. Stafford and wife Mary C. Stafford; said parcel being particularly described by courses (according to the North Carolina Grid System) and distances according to a survey and plat prepared by H. Stephen Bowers Professional Land Surveyor No. 1.-2455, dated June 7, 1999, to which reference is hereby made, as follows:

Commencing at Town of Kernersville horizontal control monument, GPS "ROBERSON", having North Carolina Grid System coordinates of North 875.650.463 (feet) and East 1,667.016.722 (feet) as per the North American Datum of 1983; thence North 16 Degrees, 23 Minutes, 26 Seconds West a distance of 2,657.74 feet to a 1" outside diameter found existing iron pipe, 14" subsurface, in the easterly right of way line (thirty feet from center line) of N.C. Highway No. 66 Old Hollow Road, the southwesterly and northeasterly corner, respectively, of Sue G. Reid (see Deed Book 95 Page 97 of the Forsyth County Registry) and Freedom Wesleyan Church, Inc. (see Deed Book 1869 Page 1383 of said Registry); thence with said easterly right of way line South 21 Degrees, 26 Minutes, 00 Seconds East a distance of 100.45 feet to a 5/8" outside diameter found existing solid iron, " re-bar ", 10" subsurface, the northwesterly corner of Curtis W, Stafford and wife Mary C. Stafford (see Deed Book 853 Page 315 QCD and Deed Book 853 Page 316 of said Registry); thence with the southerly and northerly line of said Freedom Wesleyan Church, Inc. and said Curtis W. Stafford and wife Mary C. Stafford South 87 Degrees, 30 Minutes. 40 Seconds East, 144.09 feet, to a point in a new property line between said Freedom Wesleyan Church, Inc. and said Curtis W. Stafford and wife Mary C. Stafford, and being the true point of BEGINNING:

Thence new lines crossing the lands of said Freedom Wesleyan Church, Inc., the following three (3) calls: (1) thence North 75 Degrees, 18 Minutes, 55 Seconds East, 82.66 feet, to a 7/8" outside diameter set new iron pipe, 2" high; (2) thence South 83 Degrees, 24 Minutes, 20 Seconds East, 119.30 feet, to a 7/8" outside diameter set new iron pipe, flush; (3) thence South 83 Degrees, 34 Minutes, 10 Seconds East, 230.85 feet, to a 1" outside diameter found existing iron pipe, 4" high, 10 feet easterly of the center line of a branch, the northeasterly corner of said Curtis W. Stafford and wife Mary C. Stafford; thence with the northerly line of said Curtis W. Stafford and wife Mary C. Stafford North 87 Degrees, 30 Minutes. 40 Seconds West, 428.28 feet, to the true point of BEGINNING.

The above described 0.119 acre parcel is generally designated as being a southerly portion of tax lot 16C of tax block 5421 of Forsyth County Tax Maps as presently constituted;

The above description was prepared by H. Stephen Bowers Professional Land Surveyor No. L-2455, June 9, 1999.

FOR REFERENCE SEE: that deed recorded in Deed Book 1869 Page 1383 of the Forsyth County Registry and Deed Book 2097, Page 1407, Forsyth County Registry.

Tract Two:

BEGINNING at a flat iron located in the eastern margin of the right of way of Old Hollow Road (N.C. Highway 66), said iron being the northwest corner of Sidney B. Walters, now or formerly (Deed Book 1164, page 79, Forsyth County Registry); thence from said beginning point and running along the eastern margin of the right of way of Old Hollow Road (N.C. Highway 66)

North 18 deg. 49' 00" West 124.90 feet to an iron pipe, the southwest corner of Freedom Wesleyan Church (Deed Book 878, page 293, Forsyth County Registry); thence along a line with Freedom Wesleyan Church South 84 deg. 51' 41" East 572.42 feet to an iron pipe, a corner with Freedom Wesleyan Church; thence along a line with Freedom Wesleyan Church South 07 deg. 01' 46" West 114.20 feet to an iron pipe, corner with Sidney B. Walters (Deed Book 1762, page 1346, Forsyth County Registry); thence along a line with Walters (Deed Book 1164, page 79,

Forsyth County Registry) North 84 deg. 51' 42" West 517.94 feet to the point and place of BEGINNING, containing, approximately 1.429 acres according to a survey prepared by Larry L. Callahan, RL.S. dated November 10, 1995 and designated as Job No. 8372-1.

The above-described property is also known as Tax Lot 168, Block 5421, on the Forsyth County Tax Maps as currently comprised.

Less and except that 0.052 acre parcel as shown on Plat of Survey For Freedom Wesley Church, Inc. attached to Deed Recorded in Deed Book 2097, Page 1404, Forsyth County Registry.

The subject property is the same as that property described in Deed Book 3809, Page 529, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6867-68-5094 on the Forsyth County Tax Maps.