

2024029461 00129

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$300.00

PRESENTED & RECORDED
08/30/2024 02:13:39 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3824
PG: 1008 - 1010

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$300.00

Parcel No. 6844-53-0278.00

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 2515 Waterbury Street Winston Salem, NC 27107

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 11, Plat Book 14 page 36, Forsyth County, North Carolina.

THIS DEED made this 30th day of August 2024, by and between

GRANTOR	GRANTEE
<p align="center">J&K Property Investors, LLC a North Carolina Limited Liability Company</p> <p align="center">FORWARDING ADDRESS: 5710K W. Gate City Blvd. #113 Greensboro, Nc 27407</p> <p>PROPERTY ADDRESS IS _____ IS NOT _____ GRANTOR'S PRIMARY RESIDENCE</p>	<p align="center">Davida Anita Marie Elliott, unmarried</p> <p align="center">PROPERTY ADDRESS: <u>2515 Waterbury Street</u> <u>Winston Salem, NC 27107</u></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 attached Exhibit "A"

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.

Submitted electronically by "Heather Kiger 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.

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 all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

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

Jim Williams (SEAL)
J&K Property Investors, LLC
BY: Jim Williams
ITS: Manager

**NORTH CAROLINA
FORSYTH COUNTY**

I, the undersigned Notary Public, do hereby certify that **Jim Williams** personally appeared before me this day and acknowledged that he is (Member/Manager) of **J & K Property Investors, LLC**, a limited liability company, and further acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

WITNESS my hand and notarial seal this 30th day of August 2024.

Susan N. Strickland
Notary Public

My commission expires:
8/20/2028

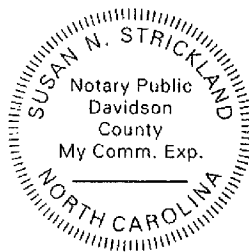


EXHIBIT A

BEING known and designated as Lot No. 11 as shown on the map of property of R. G. Burge and Hunter Ferguson recorded in Plat Book 14, Page 36, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

Also that portion of Radcliffe Street, Beginning at an iron stake in the Eastern right-of-way line of Waterbury Street, said stake being the Southwesternmost corner of Lot No. 11, map of property of R. G. Burge and Hunter Ferguson, Plat Book 14, Page 36; running thence along the old northern right-of-way line of Radcliffe Street in an Eastwardly direction 150 feet to the Southeast corner of Lot No. 11; thence in a Southerly direction 20 feet to a point in the center line of Old Radcliffe Street; thence in a Westerly direction along the center line of Radcliffe Street 150 feet to a point in the Eastern right-of-way line of Waterbury Street; thence North 8° 30' East 20 feet to an iron stake, the place of Beginning, being known and designated as a 20 foot strip adjacent to the Southern line of Lot No. 11, and being that portion of Radcliffe Street vested in Clyde Durant McFadyen and wife, Rose Allie McFadyen by petition to close a portion of Radcliffe Street in Deed Book 760, Page 356, Forsyth County Registry.

Property Address: 2515 Waterbury Street, Winston Salem, North Carolina 27107

Parcel ID: 6844-53-0278.000