

2024034525 00153

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$92.00

PRESENTED & RECORDED
 10/10/2024 04:37:19 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3830

PG: 2062 - 2064

This instrument prepared by: Sarah I. Young, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$92.00

Parcel Identifier No.: 6836-46-6503.000

Mail after recording to: GRANTEE

This instrument was prepared by: Sarah Young / Law Office of Sarah Young, PLLC,
 2235-D Lewisville-Clemmons Rd, Clemmons, NC 27012

NO TITLE SEARCH PERFORMED OR REQUESTED.

Brief Description from the Index:

THIS DEED made this 8th day of October, 2024, by and between

GRANTOR	GRANTEE
James Albert Brown, III, a single man 5053 Wind Spring Drive Winston-Salem, NC 27105	Jazzy Properties, LLC, a North Carolina Limited Liability Company 4728 Audrey Drive Winston-Salem, NC 27127

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 , City of Winston-Salem, 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 2953, Page 3314, Forsyth County Registry.

submitted electronically by "Law Office of Sarah Young, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 3, Page 25, and referenced within this instrument.

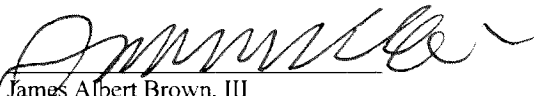
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

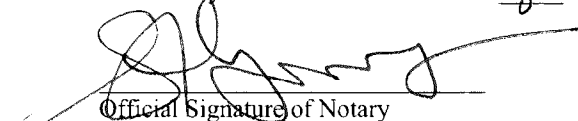
Power, telephone and utility easements found of record or on ground appearing.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


James Albert Brown, III

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Sarah I. Young, Notary Public of Davie County, North Carolina, do hereby certify that James Albert Brown, III personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 8 day of October, 2024.


Official Signature of Notary
Printed name of Notary: Sarah I. Young

My Commission Expires: 3/12/2028

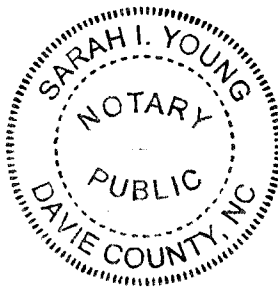


Exhibit "A"

Lot 12 on 28th Street, Block 17, as shown on the Plat of Bon Air Property, said plat being recorded in Plat Book 3, page 25, Register of Deeds Office, Forsyth County, North Carolina, reference to which is hereby made. Also known as Lot 12, Block 1165, on the City and County Tax Map. See Deed Book 544, page 133.

Tax Parcel Number: 6836-46-6503.000

Property Address: 618 East Twenty-Eighth Street, Winston-Salem, NC 27105