

-2024035938 00024

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 10/23/2024 09:47:26 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3832
PG: 1496 - 1498

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No.: 6827-78-5216

This instrument was prepared by Jonathan McCollum, a North Carolina Licensed Attorney. Delinquent Taxes, if any, are to be paid by the closing attorney to the tax collector upon disbursement of the closing proceeds. See NC Gen Stat. 161-31 et seq.

Prepared without the benefit of title examination or tax advice

THIS DEED made this 17th day of October, 2024, by and between

GRANTOR(S)

Emmanuel Reyes-Cruz and spouse Kristin Elizabeth Reyes

 4723 Germanton Road
 Winston-Salem, NC 27105

GRANTEE(S)

NC JDR Holdings, LLC
 A North Carolina Limited Liability Company

 209 Evergreen Drive
 Winston-Salem, NC 27106

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 ATTACHED "EXHIBIT A"

Property Address: 4723 Germanton Road, Winston-Salem, North Carolina 27105

The property herein described is or is not the primary residence of the Grantors.

Submitted electronically by "McCollum Law PC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property herein described was acquired by Grantor by instrument recorded in Book 3759, Page 2327, Guilford 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 warrants and 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:

Restrictions of Record if any.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

This conveyance is subject to any restriction of record and is subject to any HOA restrictions which both grantees gladly submit to as a matter of record.

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.

Emmanuel Reyes-Cruz (SEAL)
Emmanuel Reyes-Cruz

Kristin Elizabeth Reyes (SEAL)
Kristin Elizabeth Reyes

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Tracy Reddick a Notary Public, do hereby certify that Emmanuel Reyes-Cruz and Kristin Elizabeth Reyes personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 17 day of October, 2024.

Tracy Reddick
Official Signature of Notary

Tracy Reddick
Printed or typed name of Notary

My Commission Expires: 03/31/2027

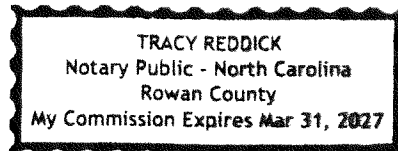


EXHIBIT A
(LEGAL DESCRIPTION)

TRACT 1:

BEGINNING at the southwest corner of Lot 14, Retnuh Hills, Section 1 (Plat Book 8, Book 192, Forsyth County Registry); thence from said beginning point along the southern line of Lot 14, Retnuh Hills, Section 1, South 80° 53' East 400.00 feet to a stake; thence South 09° 07' West 50.00 feet to a stake; thence North 80° 53' West 400.00 feet to a stake marking the northwest corner of Lot 12, Retnuh Hills, Section 1; thence North 09° 07' East 50.00 feet to the place of beginning.

This property is also known and designated as Lot 13, Retnuh Hills, Section 1 (Plat Book 8, Page 192, Forsyth County Registry)

TRACT 2:

BEGINNING at an iron stake on the east side of Germanton Road, the southwest corner of John P. Porter's Lot 13, Retnuh Hills, Section 1; thence with Porter's line, South 80° 53' East 400.00 feet to an iron stake marking the southeast corner of Lot 13, Retnuh Hills, Section 1; thence South 09° 07' West 16 2/3 feet to a stake; thence a new line, North 80° 53' West 400.00 feet to a stake on the east side of Germanton Road; thence with said road, North 09° 07' East 12 2/3 feet to the place of beginning and being the **northern park of LOT 12, RETNUH HILLS, SECTION 1** (Plat Book 8, Page 192, Forsyth County Registry)

TRACT 3:

BEGINNING at a point in a large rock 6.90 feet westwardly from an iron stake on the line, this rock being E.O. Hunter's and C.C. Frye's corner on G.C. Barnes' line; thence with Barnes' line, South 01° 23' West 358.00 feet to a stake, corner of Lot 26 and being 6.0 feet north of E.O. Hunter's and G.C. Barnes' corner; thence with Lot 25, North 88° 37' West 185.80 feet to an iron stake, corner of Lot 13; thence with the lines of Lots 13 to 18 inclusive, North 09° 07' East 3588.80 feet to an iron stake, corner of Lot 18 and C.C. Frye's line; thence South 88° 15' East 138.80 feet to the beginning and **CONTAINING 1.34 ACRES, more or less, and being LOT 24 of E.O. Hunter property.**

(This property is also shown on the plat of Retnuh Hill, Section 2 recorded in Plat Book 12, Page 150, Forsyth County Registry)

TRACT 4:

BEGINNING at a stake on the east side of Germanton Road, the southwest corner of the 16 2/3 foot wide strip of land sold to Lanelle T. Porter (Deed Book 525, Page 368, Forsyth County Registry); thence leaving the point of beginning, South 80° 53' East 400.00 feet along a line with Lanelle T. Porter to a stake; thence South 09° 07' West 66 2/3 feet to a corner of Avis Bowles; thence North 80° 53' West 400.00 feet to a stake in the eastern side of Germanton Road; thence northwardly with said road, North 09° 07' East 66 2/3 feet to the point of **BEGINNING and being TWO-THIRDS (2/3) OF LOT 11 AND TWO-THIRDS (2/3) OF LOT 12, RETNUH HILLS, SECTION 1** (Plat Book 8, Page 192, Forsyth County Registry)