

2024036007 00092

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
10/23/2024 02:09:57 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3832
PG: 1949 - 1950

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0	Recording Time, Book and Page
Tax Map No.	Parcel Identifier No. 6836-92-3514.000

Mail after recording to:

This instrument was prepared by, Edward Y. Brewer, 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. No title search requested or performed.

THIS DEED made this 23 day of October, 2024 by and between

GRANTOR
Justin Tyler Martin (single)
1826 Pinehurst Drive, Lewisville, NC 27023

GRANTEE
JMart Capital, LLC
1826 Pinehurst Drive, Lewisville, NC 27023

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 located in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 7 of the R. Duke Property, as described in Plat Book 3, page 85, in the Register of Deeds Office of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3808, Pages 2289-2290 Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 3, Page 85 and referenced within this instrument.

The above described property does not include the primary residence of the Grantor.

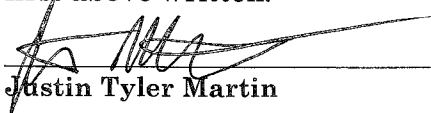
submitted electronically by "Kasper & Payne, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

TO HAVE AND TO HOLD such interest in the herein described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever 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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

 (SEAL)
Justin Tyler Martin

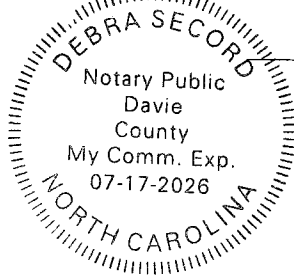
NORTH CAROLINA
FORSYTH COUNTY

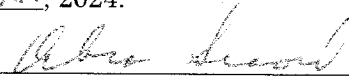
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Justin Tyler Martin**

Witness my hand and official stamp or seal, this 23 day of October, 2024.

My Commission Expires:

7/17/2026




Notary Public