

2024036932 00151

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$36.00

PRESENTED & RECORDED
10/30/2024 03:54:17 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3833
PG: 3128 - 3129

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$36.00

Parcel Identifier No.: 6826-90-4621 (Block 0910D, Lot 014)

Mail tax bills to Grantee: 4466 Vernon Farms Boulevard, Kernersville, NC 27284

This instrument was prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: Lot 14, Block D, Carver Crest

THIS DEED made this 28th day of October, 2024 by and between,

<p>GRANTOR</p> <p>JBP LLC</p> <p>a North Carolina limited liability company</p> <p>Mailing Address: 401 Mill Street, Winston-Salem, NC 27103</p>	<p>GRANTEE</p> <p>THUY NGUYEN and husband,</p> <p>CARLOS GUILLERMO AGUILAR</p> <p>Mailing Address: 4466 Vernon Farms Boulevard, Kernersville, NC 27284</p>
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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:

Being known and designated as Lot Number Fourteen (14), Block D, as shown on the map of CARVER CREST, as surveyed and platted by J.E. Ellerbe, C.E. in November 1944, which map is of record in the office of the Register of Deeds of Forsyth County, North Carolina Plat Book 10, Page 171, and to which map reference is hereby made for a more particular description.

Property Address: 0 Haywood Street, Winston-Salem, NC 27105

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3829, Page 1100, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 10, Page 171.

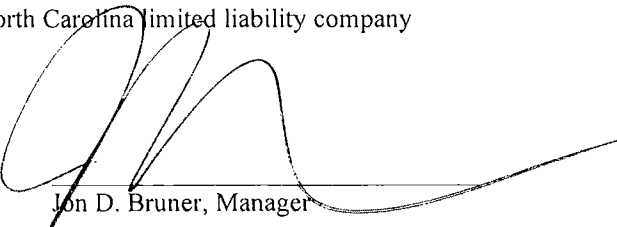
Submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

TO HAVE AND TO HOLD 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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

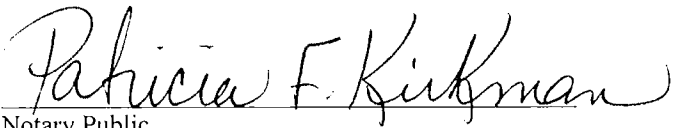
JBP LLC
a North Carolina limited liability company

By: 
Jon D. Bruner, Manager

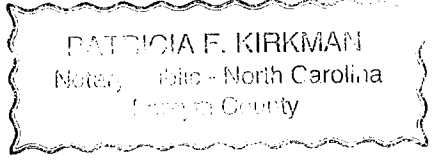
State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Jon D. Bruner, Manager of JBP LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 10/28/24


Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/29