

2024037008 00045

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$461.00

PRESENTED & RECORDED
 10/31/2024 10:36:47 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3833
PG: 3599 - 3601

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$461.00

PIN -6836-32-6734.000

Mail/Box to: Grantee – 902 Abilene Street, San Gabriel, CA 91776

This instrument was prepared by: T. Dan Womble, Attorney

Brief description for the Index: 408 E. 16th Street, W.S, NC 27105, Forsyth County, NC

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

GRANTOR

J Man LLC
 a North Carolina limited liability company
 1111 Salem Valley Road
 Winston-Salem, NC 27103

GRANTEE

Kazuko Oshima, Trustee of
 The Kazuko Oshima Revocable Living Trust
 created under Declaration of Trust dated
 July 29, 2016
 902 Abilene Street
 San Gabriel, CA 91776

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 in all that certain lot, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached hereto.

Property Address: 408 E. 16th Street, Winston-Salem, NC 27105

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3808, Page 1722, Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or xx does not include the primary residence of a Grantor.

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: Easements and restrictions of record, if any. 2024 taxes are to be paid at closing.

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

J Man LLC
a North Carolina limited liability company

By: *Nicole Di Braccio*

Print/Type Name & Title: Nicole Di Braccio, Managing Member of NC Real Estate 101, LLC, a North Carolina limited liability company, Manager of J Man LLC, a North Carolina limited liability company

State of IL - County of Dupage

I, the undersigned Notary Public of the County of Dupage and State aforesaid, certify that Nicole Di Braccio, Managing Member of NC Real Estate 101, LLC, a North Carolina limited liability company, Manager of J Man LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 23rd day of Oct., 2024.

My Commission Expires: 1/19/2025
(Affix Seal)

Piedad Santiago
Notary Public
Notary's Printed or Typed Name

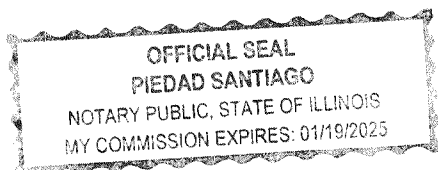


EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying, being and situate in Forsyth County, North Carolina and being more particularly described as follows:

Beginning at a stake on the South side of Legerwood Street, said stake being 440 feet East of Patterson Avenue; thence Southwardly 140 feet to an iron stake on the North Side of Alley, thence Westwardly along said Alley 41 feet to an iron stake; thence Northwardly on a line parallel with the first line 140 feet to a stake on the South side of Legerwood Street; thence Eastwardly with said Street 41 feet to the Beginning; being part of Lot 12 on the Map of Eagle Land Company Property and being the same property as that described in Deed to D.A. Bullard recorded in Book 176 at Page 154 in the Office of the Register of Deeds for Forsyth County, North Carolina; and also being the same part of Lot 12 on the Map of J.L. Patterson Property recorded in Plat Book 1, Page 45 of said public registry.

For informational purposes only and not part of the legal description:

Address: 408 E. 16th Street, Winston-Salem, NC 27105

TAX APN/PIN: 6836-32-6734.000