

**2024041478 00138**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$380.00PRESENTED & RECORDED:
12-06-2024 03:09:00 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY

Excise Tax: \$380.00

BK: RE 3839
PG: 2456-2458

Tax Info: PIN 6822-40-6649.00

Mail deed & tax bills to: Grantee(s) @ 3225 Old Salisbury Road, Winston Salem, NC 27127

This instrument was prepared by: A. Gregory Schell, Attorney *Original To*

Brief Description for the index

Lot 1 of Property of R.S. Sink, et al

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 5 day of December, 2024 by and between

GRANTOR	GRANTEE
J & K PROPERTY INVESTORS, LLC A North Carolina Limited Liability Company Grantor Address: 3000 W. Lexington Avenue High Point, NC 27262	ISRAEL GUILLERMO VACA VILLAMAR Grantee Address: 3225 Old Salisbury Road Winston Salem, NC 27127

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3820, Page 4220. A map showing the above described property is recorded in Plat Book --, Page --.

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:

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2024 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed _____ does or X does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

J & K PROPERTY INVESTORS, LLC

By: *Jim Williams* (SEAL)
JIM WILLIAMS, Member Manager

SEAL-STAMP

A. GREGORY SCHELL
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires February 18, 2029

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, A. GREGORY SCHELL, a Notary Public of the aforesaid County and State, certify that JIM WILLIAMS, either being personally known to me or proven by satisfactory evidence, who is Member Manager of J & K PROPERTY INVESTORS, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is Member Manager of J & K PROPERTY INVESTORS, LLC and that as Member Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes and in the capacity stated therein. Witness my hand and official stamp or seal, this the 5 day of December, 2024.

A. Gregory Schell
Notary Public Name: A. GREGORY SCHELL
My commission expires: 2/18/2029

EXHIBIT A

BEGINNING at an iron stake on the east side of the Old Salisbury Road, the northwest corner of Lot No. 1 as shown on Map of Property of R.S. Sink, et al. in South Fork Township, prepared by J.E. Ellerbe, C.E., June 24, 1954, and running South 86 deg. 31 East 249.5 feet to an iron stake, a corner with Lots 6, 7, and 7; running thence southwestwardly along the line of Lot No. 6 98.4 feet to a point in the western edge of Lot No. 6; thence running in a northwestwardly direction 254 feet to a point in the edge of the Old Salisbury Road; thence along the eastern edge of the Old Salisbury Road; thence along the eastern edge of the Old Salisbury Road, North 05 deg. 44' East 100 feet to an iron stake, the point of **BEGINNING**. Being known as Lot No. 1 as shown on the Map of the Property of R.S. Sink, et al., South Fork Township, Forsyth County, prepared by J.E. Ellerbe, E., map of which is of record in the Office of the Clerk of Superior Court of Forsyth County, N.C.

FOR FURTHER REFERENCE this is that same property described in deed recorded at Book 3820, Page 4220 in the office of the Register of Deeds of Forsyth County, North Carolina and is currently designated as PIN 6822-40-6649.00 in the office of the Forsyth County Tax Assessor.

A handwritten signature in dark ink, appearing to be 'JW' or similar, is located in the center of the page below the text.