

2024041694 00005

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$2500.00
 PRESENTED & RECORDED
 12/10/2024 08:21:26 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3839
 PG: 3719 - 3721

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$2,500.00
Parcel ID:	6817-71-8233
Mail/Box to:	Hondos, 2750 Burlwood Drive, Winston Salem, NC 27103
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	metes & bounds of 0.66 of an acre Winston Township

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 5 day of December, 20 24, by and between:

GRANTOR	GRANTEE
JMC Properties LLC a NC LLC 413 Staffordshire Road Winston Salem, NC 27104	Constantina Hondos, a widow and Steven Hondos, an unmarried man 2750 Burlwood Drive Winston Salem, NC 27103

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2466 Page 10-12.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book _____ Page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Name: _____

JMC Properties LLC a NC LLC

Entity Name

Name: _____

By: William Eric Taylor

Name: William Eric Taylor

Title: Managing Member

Name: _____

By: _____

Name: _____

Title: _____

Name: _____

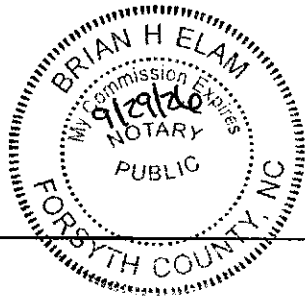
STATE OF NC

COUNTY OF Forsyth

I, Brian H. Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 5th day of December, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

William Eric Taylor as Managing Member of JMC Properties LLC a NC LLC

Affix Notary Seal/Stamp



[Signature]
Notary Public (Official Signature)

My commission expires: 9/29/26

EXHIBIT "A"

Property Address: 2600 Reynolda Road, Winston-Salem, NC 27106

Tax ID: 6817-71-8233 / Block 2099 Lot 107

BEGINNING at a found concrete right-of-way monument, said monument being at the north west intersection of Reynolda Road and Polo Road; thence with the right-of-way of Polo Road South $21^{\circ}37'57''$ West, 41.01' to a new iron pin, passing over an existing concrete right-of-way monument at 37.65'; thence continuing with the right-of-way of Polo Road South $71^{\circ}08'41''$ West, 149.46' to an existing iron pin, passing over an existing iron pin at 2.48'; thence with the eastern line of Salem Investors, LLC and William W. Sloan, Jr. and wife Barbara A. Clifford North $31^{\circ}30'00''$ West, 151.99' to an existing iron pin; thence with the southern line of Warren H. Taylor North $63^{\circ}04'00''$ East, 178.85' to a new iron pin on the right-of-way of Reynolda Road, said pin being South $63^{\circ}04'00''$ West, 2.00' from an existing iron pin; thence with the right-of-way of Reynolda Road an arc to the right of 87.92', said arc having a radius of 5684.58' and chord of South $31^{\circ}49'04''$ East, 87.91'; thence continuing with the right-of-way of Reynolda Road South $31^{\circ}22'29''$ West, 57.95' to the point and place of BEGINNING. Containing 0.66 acres, plus or minus, as shown on a survey by Clint Osborne, PLS # L-3834, dated November, 2003, and bearing Job# PA-0311. Being the property described in that certain deed recorded in Book 1936, Page 97, Forsyth County Registry.