



2025000626 00086

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$70.00**

PRESENTED & RECORDED:  
 01-08-2025 12:43:50 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3843**  
**PG: 3023-3024**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$70.00

PIN 6844-00-7052

Grantor Address: 97 Shady lawn Dr. Grantee's Address: 1013 Betty Drive  
Winston-Salem, NC 27104 Winston-Salem, NC 27107

Mail Tax bills to Grantee: 1013 Betty Drive, Winston-Salem, NC 27107

This instrument was prepared by: R. Brandt Deal *Original To*

Brief Description for the Index: Lot 164 Rev. Map of Easton PB14 PG 23

This Deed made this 6<sup>th</sup> day of January, 2025, by and between

**GRANTOR: JSB RE, LLC, a North Carolina limited liability company**

**GRANTEE: Nicolasa Romero Huerta**

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 164 as shown on the Revised  
 Map of Easton recorded in Plat Book 14 at Page 23(4) in the Office of the  
 Register of Deeds of Forsyth County, North Carolina.**

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

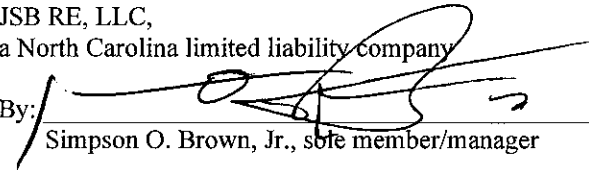
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenant with the Grantee, the 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, and 2025 ad valorem taxes.

IN WITNESS WHEREOF, the undersigned Limited Liability Company Grantor has caused this instrument to be signed in its company name by its duly authorized sole member/manager, and has adopted as its seal the word SEAL appearing at or beside its name and the signature the day and year first above written.

JSB RE, LLC,  
a North Carolina limited liability company

By:  (SEAL)  
Simpson O. Brown, Jr., sole member/manager

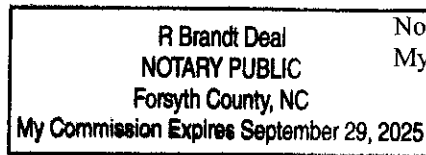
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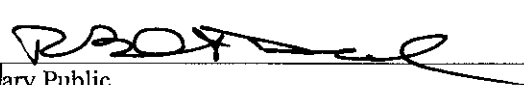
STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, R Brandt Deal, A Notary Public of Forsyth County, State of North Carolina, certify that Simpson O. Brown, Jr. personally appeared before me this day and acknowledged that he is sole member/manager of JSB RE, LLC, a North Carolina limited liability company, and further acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal, this 6 day of January, 2025.

(Notary Seal)



  
Notary Public  
My Commission Expires: \_\_\_\_\_