

2025003308 00149

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$92.00
 PRESENTED & RECORDED
 02/03/2025 04:08:00 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
 BK: RE 3847
 PG: 279 - 280

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$92.00

Parcel Identifier No. 6845-15-7986.000 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: The King Law Firm, PLLC, 4381 Charlotte Hwy, Ste 102, Lake Wylie, SC 29710This instrument was prepared by: The King Law Firm, PLLC, 4381 Charlotte Hwy, Ste 102, Lake Wylie, SC 29710Brief description for the Index: metes and bounds Lot nos. 9, 10, 17, 101 and 103THIS DEED made this 31st day of January, 2025, by and between**GRANTOR**

Edith E. Davenport, a widow (Simon L. Davenport
 passed on December 14, 2024)
 2225 E. 1st St
 Winston Salem, NC 27101

GRANTEE

J MAN LLC, a North Carolina Limited Liability Company
 1111 Salem Valley Road
 Winston Salem NC 27103

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot Nos. 9, 10, and 17 in Slater Heights No. 1, plat of which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 7, page 102. For a more particular description reference is hereby made to this said plat, and also parts of Lots 18 and 19, Slater Heights, No. 1, Plat Book 7, Page 102. See ATTACHED EXHIBIT A hereinafter incorporated by reference for metes and bounds description of entire tract.

Beginning at an iron stake located on the northern boundary of First Street (formerly Belews Street) also being the Southeastern corner of Lot No. 9 Slater Heights, No. 1, plat recorded in Plat Book 7, Page 102, Forsyth County Registry, running thence from said point of beginning South 60° 05' 05" West a chord distance 119.20 feet along the northern boundary of First Street to an iron stake; running thence North 9° 59' 25" West 136.92 feet to an iron stake; running thence North 84° 34' 39" West 41.30 feet to an iron stake; running thence North 2° 02' 49" East 107.08 feet to an iron stake; running thence South 84° 34' 39" East 78.00 feet to an iron stake; running thence South 22° 00' 50" East 101.00 feet to an iron stake; running

thence South 29° 48' 02" East 98.30 feet to the point and place of beginning. Said description taken from a survey by D.W. Donathan, R.L.S. dated January 8, 1985. Said tract also being known as Block 1991, Lots 9, 10, 17, 101 and 103, Forsyth County Tax Maps.

Property Address: 2225 E 1st Street, Winston Salem, NC 27101
Parcel ID: 6845-15-7986.000

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1470 Page 999.

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

A map showing the above described property is recorded in 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:

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

(Entity Name)

Edith E. Davenport (SEAL)
Print/Type Name: Edith E. Davenport

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Edith E. Davenport 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 31st day of January, 2025.

My Commission Expires: Oct 2nd, 2026

Marieyink Segovia
Marieyink Segovia Notary Public

