

2025007348 00185

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$360.00

PRESENTED & RECORDED

03/07/2025 04:21:39 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3852**PG: 421 - 422****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$360.00

Parcel Identifier No. **6843867763000** Verified by _____ County on the ____ day of _____,
 By: _____

This instrument was prepared by: **The McCall Law Firm, PC**- 2626 Glenwood Ave, Suite 390, Raleigh, NC 27608

Mail/Box to: Grantee - 2555 Union Cross Road, Winston Salem, NC 27107

Brief description for the Index: Lot 11, Union Cross Road

THIS DEED made this **6th** day of **March 2025** by and between

GRANTOR	GRANTEE
JJ Investments of Salem Chapel LLC A North Carolina Limited Liability Company P.O. Box 549 Germanton, NC 27019	Sharon Nayeli Rivera Duran a married woman 2555 Union Cross Road Winston Salem, NC 27107

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 the Township of **Broadbay**, City of **Winston Salem**, **FORSYTH** County, North Carolina and more particularly described as follows:

BEGINNING at a point located in the southern margin of Union Cross Road, said point also being located in the northwest corner of Lot No. 11 as shown on the plat of the J. A. Sink property, as recorded in Plat Book 10, Page 148, Forsyth County Registry, and running thence from the beginning point along the southern margin of Union Cross Road South 76 degrees 00 minutes East 95 feet to a point; thence South 3 degrees 50 minutes West 233.4 feet to a point located in the northern margin of Thomasville Road (NC State Road No. 109) at the rear property line of the herein described lot; thence North 60 degrees 00 minutes West 100 feet along Thomasville Road (NC State Road No. 109) to a point; thence North 2 degrees 50 minutes East 205 feet to a point located in the southern margin of Union Cross Road, the point of Beginning, said lot being a portion of Lots 11 and 12 as shown on the plat of the J. A. Sink Property as recorded in Plat Book 10, Page 148, Forsyth County Registry, and being all of and the same property as described in those deeds recorded in Deed Book 1125, Page 958, and in Deed Book 1186, Page 1188, Forsyth County Registry, **SAVE AND EXCEPT** the portion thereof conveyed to the Department of Transportation in Book 1858, Page 945, Forsyth County Registry.

submitted electronically by "The McCall Law Firm, PC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Parcel ID: 6843867763000

Tax/Map ID: 6843-86-7763

Property Address: 2555 Union Cross Road, Winston Salem, NC 27107

This property is _____ or ☒ is not the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3412, Page 3755, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 10, Page 148, FORSYTH County Registry.

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:

1. 2025 ad valorem real property taxes and subsequent years;
2. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

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.

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

By: _____

Joseph V. Morris

Title: Member Manager

SEAL-STAMP

State of North Carolina – County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Joseph V. Morris personally came before me this day and acknowledged that he is the Member Manager of JJ Investments of Salem Chapel LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 16th day of March, 2025.

My Commission Expires: _____

ONDRA WALKER
Notary Public - North Carolina
Forsyth County

My Commission Expires: May 13, 2028

Notary PublicPrinted Name: Ondra Walker