

2025009996 00203FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$11.00

PRESENTED & RECORDED

03/28/2025 04:37:46 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3855**PG: 1974 - 1976**

Tax Parcel Identifier Number: 6834-34-7750.000

Revenue Stamps: \$11.00

This instrument was prepared by: **Truman Barker, Esq, a licensed North Carolina attorney, Barker Law, P.C. –Without Survey or Title Examination.**

Return to: **Barker Law, P.C. – 1006 N. Main Street, High Point, NC 27262**

NORTH CAROLINA QUITCLAIM DEED

THIS DEED made **March 27**, 2025 by and between

GRANTOR	GRANTEE
<p>JVG INVESTMENTS, LLC, a North Carolina limited liability company</p> <p>Mailing Address: PO Box 12065 Winston Salem, NC 27107</p>	<p>MARION ENRIQUE CARCAMO OLIVA</p> <p>Mailing Address: 337 Old Prison Camp Rd Polkton, NC 28135</p>

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 hereby transfer, release, and forever quitclaim unto the Grantee, forever, all such right, title and interest as the Grantor has in or to that parcel of land situated in **Forsyth** County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Said parcel having the address of: 0 Atlantic Street, Winston Salem, NC 27127

Submitted electronically by "Barker Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The real property referenced herein **does not** include the primary residence of at least one of the Grantors.

For back reference see Deed Book 3837, Page 4204 in the Forsyth County Registry.

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.

Title to the property hereinabove described is subject to the following exceptions:

All outstanding liens and deeds of trust of record, ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property.

IN WITNESS WHEREOF, the Grantors has hereunto set his hand and seal the day and year of the notary acknowledgment herein.


JVG Investments, LLC

 (SEAL)
Armida Ramirez, Authorized Signatory

County of Guilford State of North Carolina

I certify that the following persons personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Armida Ramirez, Authorized Signatory of JVG Investments, LLC, a North Carolina limited liability company.

Date: Mar 28, 2025


Notary Public
My Commission Expires: Mar 4, 2028

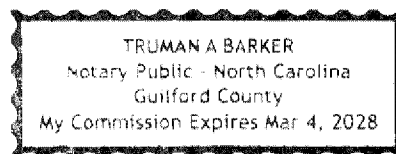


EXHIBIT A

Being known as Lot No. 270 on the West side of Main Street, beginning at W.H. Hauser's N.E. corner on Main Street; thence West with his line 150 feet to an alley; thence South on said Alley 50 feet; thence East 150 feet to a stake on Main Street, North on Main Street 50 feet to place of beginning, designated as Lot No. 270 on map of said land known as Central Terrace, recorded in Book 108 page 557, Register of Deeds Office of Forsyth County, N.C.

Together with and subject to Deed of Easement recorded in Deed Book 987, Page 258, Forsyth County Registry.

Less and except so much as conveyed to State Highway Commission in Deed Book 987, Page 260, Forsyth County Registry.

Subject to restrictive covenants, easements, and rights-of-way of record.

Property Address: Atlantic Street, Winston Salem, NC 27127

Parcel Number: 6834-34-7750.000