

2025013338 00100

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1098.00

PRESENTED & RECORDED

04/24/2025 01:07:28 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3859**PG: 2776 - 2780****NORTH CAROLINA GENERAL WARRANTY DEED**

"This instrument prepared by: William E. Rabil, Jr., a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds."

NO TITLE SEARCH REQUESTED OR PERFORMED

Excise Tax: \$1098.00

Parcel Identifier No.: 6835-16-7746.000

Return after recording to 27 Carlson Terrace, Greensboro, NC 27410

Mail tax bills to Grantee: 27 Carlson Terrace, Greensboro, NC 27410

This instrument was prepared by: William E. Rabil, Jr., Attorney

Brief description for Index: Tax Lot 163A, Tax Block 6084

THIS DEED made this ^{24th} day of April 2025 by and between,

GRANTOR	GRANTEE
JNMC Properties, LLC, a North Carolina Limited Liability Company (formerly JNMC Properties, Inc.) 4232 Clarksburg Road Clemmons, NC 27012	207 WS Properties, LLC, a North Carolina Limited Liability Company 207 W Third Street Winston-Salem, NC 27101

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 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:

See Exhibit "A" attached hereto and incorporated herein by reference.

JNMC Properties, LLC, (formerly JNMC Properties, Inc.) was created by Articles of Organization, including Articles of Conversion filed with the North Carolina Secretary of State on January 12, 2010, a copy of which is hereby attached as Exhibit "B".

Property Address: 207 W Third Street, Winston-Salem, NC 27101

Tax Identification: 6835-16-7746.000

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [], does not [X] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor in Deed Book 2927, Page 3265, Forsyth County Registry.


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

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

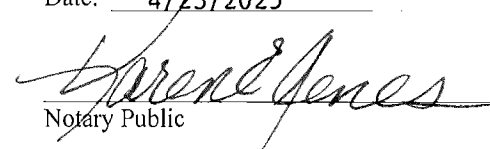
JNMC Properties, LLC, a North Carolina Limited Liability Company
(formerly JNMC Properties, Inc.)

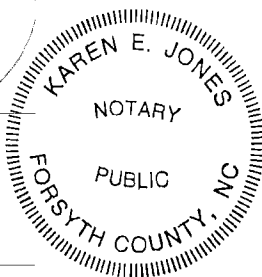
 (SEAL)
John A. Nikas, Member/Manager

State of North Carolina
County of FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document pursuant to authority duly given for the purpose stated herein and, in the capacity, indicated: John A. Nikas, Member/Manager JNMC Properties, LLC, a North Carolina Limited Liability Company.

Date: 4/23/2025


Notary Public



My Commission Expires: 11/14/2027

KAREN E. JONES

printed or typed name of notary public

EXHIBIT "A"

BEGINNING at a point at the south edge of brick wall on the north side of Third Street, 69 feet westerly from Trade Street, Renita Thompkins Segers corner; thence with her line and the brick wall near its center North $6^{\circ} 55'$ West 98.68 feet to a cross mark in a concrete wall, Segers' corner in the old line; thence with the old line South $82^{\circ} 43' 20''$ West 23.46 feet to a nail in the old line; running thence South $6^{\circ} 47' 20''$ East and falling in with and running with the center of the common wall of the existing building 98.68 feet to a point in the north side of Third Street at or near the center of the common wall; thence with the north line of Third Street North $82^{\circ} 43' 20''$ East 23.66 feet to the POINT AND PLACE OF BEGINNING; and being the eastern portion of that tract conveyed to Edwin Mendenhall et ux. by Deed recorded in Book 1018, page 933 in the Forsyth County Registry.

Together with all rights and interest in that certain Party Wall Agreement as recorded in Book 2038, Page 456, Forsyth County Registry.

Property Address: 207 W. Third Street, Winston-Salem, NC 27101

Tax PIN: 6835-16-7746.000

EXHIBIT B

C201000600065

**State of North Carolina
Department of the Secretary of State**

SOSID: 1128422
Date Filed: 1/12/2010 11:41:00 AM
Elaine F. Marshall
North Carolina Secretary of State
C201000600065

**ARTICLES OF ORGANIZATION
INCLUDING ARTICLES OF CONVERSION**

Pursuant to §§ 57C-2-21, 57C-9A-01 and 57C-9A-03 of the General Statutes of North Carolina, the undersigned converting business entity does hereby submit these Articles of Organization Including Articles of Conversion for the purpose of forming a limited liability company.

1. The name of the limited liability company is: JNMC Properties, LLC
The limited liability company is being formed pursuant to a conversion of another business entity.

2. The name of the converting business entity is JNMC Properties, Inc.
and the organization and internal affairs of the converting business entity are governed by the laws of the state or country of North Carolina
A plan of conversion has been approved by the converting business entity as required by law.

3. The converting business entity is a (check one): ☒ domestic corporation; ☐ foreign corporation; ☐ foreign limited liability company; ☐ domestic limited partnership; ☐ foreign limited partnership; ☐ domestic registered limited liability partnership; ☐ foreign limited liability partnership; or ☐ other partnership as defined in G.S. 59-36, whether or not formed under the laws of North Carolina.

4. If the limited liability company is to dissolve by a specific date, the latest date on which the limited liability company is to dissolve: *(If no date for dissolution is specified, there shall be no limit on the duration of the limited liability company.)* _____

5. The name and address of each person executing these articles of organization is as follows: *(State whether each person is executing these articles of organization in the capacity of a member, organizer or both).*
John A. Nikas, 4235 Clarksburg Road, Clemmons, NC 27012 Member and Organizer

6. The street address and county of the initial registered office of the limited liability company is:
Number and Street 207 W 3RD ST
City, State, Zip Code Winston-Salem, NC 27101 County Forsyth

7. The mailing address, *if different from the street address*, of the initial registered office is:

8. The name of the initial registered agent is: John A. Nikas

9. Principal office information: *(Select either a or b.)*

a. ☒ The limited liability company has a principal office.

- The street address and county of the principal office of the limited liability company is:

Number and Street 207 W 3RD ST

City, State, Zip Code Winston-Salem, NC 27101

County Forsyth

- The mailing address, *if different from the street address*, of the principal office of the limited liability company is: _____

b. ☐ The limited liability company does not have a principal office.

10. Check one of the following:

☒ (i) **Member-managed LLC**: all members by virtue of their status as members shall be managers of this limited liability company.

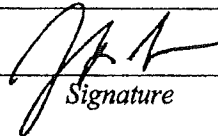
☐ (ii) **Manager-managed LLC**: except as provided by N.C.G.S. Section 57C-3-20(a), the members of this limited liability company shall not be managers by virtue of their status as members.

11. Any other provisions which the limited liability company elects to include are attached.

12. These articles will be effective upon filing, unless a date and/or time is specified:

This is the 2nd day of January, 20 10.

JNMC Properties, Inc.


Signature

John A. Nikas, Member and Organizer

Type or Print Name and Title

NOTES:

1. Filing fee is \$125. This document must be filed with the Secretary of State.

CORPORATIONS DIVISION

P.O. BOX 29622

RALEIGH, NC 27626-0622

(Revised January 2002)

(Form L-01A)