

2025015733 00100FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$280.00

PRESENTED & RECORDED

05/12/2025 01:36:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3862

PG: 4184 - 4186

Tax Parcel Identifier Number: 6878-99-4411.000

Revenue Stamps: \$280.00

This instrument was prepared by: **Truman Barker, Esq**, a licensed North Carolina attorney, **Barker Law, P.C.** – Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Without Survey.

Return to: Grantee

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made May **9**, 2025 by and between

GRANTOR	GRANTEE
JCMNC, LLC, a North Carolina limited liability company	STEPHEN LAWRENCE LARKO
Mailing Address: 1000 21 st Ave N, Ste 3 Myrtle Beach, SC 29577	Mailing Address: 2061 Pondarosa Drive <u>Kernersville, NC 27284</u>

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:

See Exhibit A attached hereto and incorporated herein by reference.

Said parcel having the address of: 2061 Pondarosa Drive, Kernersville, NC 27284

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 **3859**, Page **2100**, 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.

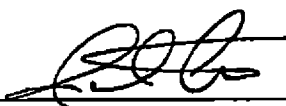
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

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. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, the Grantors have hereunto set his/her hand and seal the day and year of the Notary acknowledgment herein.

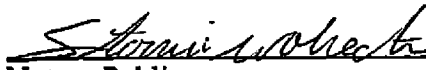
JCMNC LLC


 _____ (SEAL)
 Jacob C. Mullins, Member/Manager

County of Horry , State of South Carolina

I certify that the following person 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: **Jacob C. Mullins, Member/Manager of JCMNC LLC, a North Carolina limited liability company.**

Date: 5/9/2025



 Notary Public
 My Commission Expires: 8/13/2034

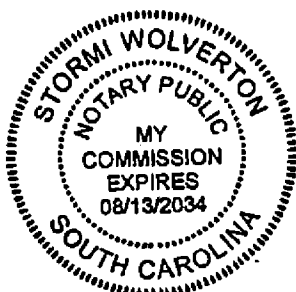


EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot 9 of Tipton Estates, Section 4, a map and plat of which is recorded in Plat Book 26, Page 143 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

There is conveyed herewith the 2007 CMH Cumberland Manufactured Home bearing Serial Number CLR024819TNAB which is attached and affixed to the land as part of the real estate. (See Declaration of Intent to Affix the Manufactured Home to Real Property executed by Larry R. Stewart and wife, Jetta L. Stewart and recorded on October 9, 2007 in Book 2788, Page 772, Forsyth County Registry.

Property Address: 2061 Pondarosa Drive, Kernersville, NC 27284

Parcel ID: 6878-99-4411.000