

2025018972 00116

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$160.00

PRESENTED & RECORDED
 06/04/2025 01:22:42 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3867
PG: 846 - 848

Tax Parcel Identifier Number: 6835-77-6894.000

Revenue Stamps: 160.00

This instrument was prepared by: **Truman Barker, Esq, of Barker Law, P.C., 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. Without Survey,**
 Return to: **Grantee**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **June 3**, 2025 by and between

GRANTOR

**BELCHER & BELCHER PROPERTIES II,
 LLC, a North Carolina limited liability
 company**

Mailing Address:
 1211 W Florida St
 Greensboro, NC 27406

GRANTEE

**JCMNC, LLC, a North Carolina
 limited liability company**

Mailing Address:
 1000 21st Ave N Ste 3
 Myrtle Beach, SC 29577

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: 511 N. Dunleith Avenue, Winston Salem, NC 27101

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 3678 Page 2734, 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.

Belcher & Belcher Properties II, LLC



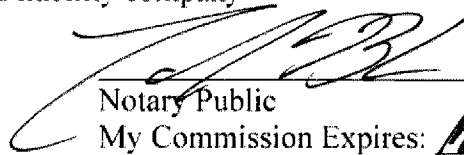
(SEAL)

Sawand L. Belcher, Member/Manager

County of Guilford, State of North 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: Sawand L. Belcher, Member/Manager of Belcher & Belcher Properties II, LLC, a North Carolina limited liability company

Date: June 3, 2025


Notary Public
My Commission Expires: Mar 4, 2028

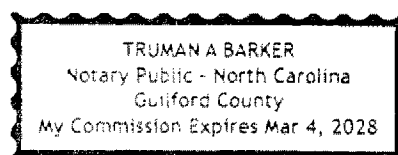


EXHIBIT A

LYING AND BEING on the East side of Tavis Street (now Dunleith Street) and beginning at the northern corner of the lot conveyed to S.M. Kritz, and running thence in an eastwardly direction along the north line of D.M. Kritz 130 feet to a stake, the northeast corner of the Kritz lot; thence in a northwardly direction parallel with Tavis Street, 46 feet to the corner of lot conveyed to W.G. Jerome by deed recorded in Book 132, Page 87; thence westwardly along the south line of said lot 130 feet to a stake on the east side of Tavis Street, the southwest corner of lot sold to Jerome; thence in a southerly direction along the east side of Tavis Street, 46 feet to the place of BEGINNING and being a part of Lot A and a part of Lot 2 as shown on the revised map of Eastview Property, recorded in Book 98, Page 561 in the Office of the Register of Deeds of Forsyth County. Being known as Tax Lot 103, Block 392, on the Forsyth County Tax Maps.

TOGETHER WITH a portion of an alley known as Tax Block 392, Lot 111. See Resolution recorded in Book 1718, Page 2371, Forsyth County Registry.

Property Address: 511 N Dunleith Avenue, Winston Salem, NC 27101

Parcel ID: 6835-77-6894.000