

2025027129 00065

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$138.00

PRESENTED & RECORDED
 08/05/2025 10:11:56 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3877
PG: 4452 - 4454

GENERAL WARRANTY DEED

Excise Tax:

\$138.00

Tax Parcel ID No. 6845-49-8013.000 Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to:

Grantee

This instrument was prepared by: Thomas G. Jacobs, 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.

Brief description for the Index:

THIS DEED, made this the 4th day of August, 2025, by and between

GRANTOR:DJB Carolinas Properties LLC, a NC Limited Liability Company

whose mailing address is 56 Beaver River Rd, West Kingston, RI 02892
 (herein referred to collectively as Grantor) and

GRANTEE: Sound Investments LLC, a NC Limited Liability Company

whose mailing address is 3945 Waddill St., Winston-Salem, NC 27105
 (herein referred to collectively as Grantee) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3850 Page 2853, and being reflected on plat(s) recorded in Map/Plat Book 3, page/slide 73A.

All or a portion of the property herein conveyed _____ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Law Office of Thomas G. Jacobs"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

DJB Carolina Properties LLC,
A NC Limited Liability Company
By its Member
Jkdz Global Concepts, LLC

By: _____ (SEAL)
Print/Type Name & Title: David Brown, Member

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of Rhode Island
County of Providence

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

David Brown, Member of Jkdz Global Concepts, LLC, Member of DJB Carolina Properties, LLC

_____[insert name(s) of principal(s)].

Date: 08/01/2025

Leena M. Dyer Notary Public
Notary's Printed or Typed Name

LEENA M. DYER
Notary Public, State of Rhode Island
My Commission Expires 08/31/2026

My Commission Expires:
08/31/2026

State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____[insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

Exhibit A

Being known and designated as Lot No. 32 and 33 as shown on the Map of MOTOR HEIGHTS, SECTION 2, as recorded in Plat Book 3, Page 73A, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is made for a more particular description.

Property Address: 525 Chandler Street, Winston-Salem, NC 27101