

2025027826 00030

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$361.00

PRESENTED & RECORDED
 08/11/2025 09:55:38 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3878
PG: 4071 - 4073

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$361.00

TAX PIN: 6845-15-7986.000

Mail/Box to: Grantee – 253 El Paso Avenue, Clovis, California 93611

This instrument was prepared by: T. Dan Womble, Attorney

Brief description for the Index: 2225 E 1st Street, W.S., NC, Forsyth County, NC

THIS DEED made this 5th day of August 2025 by and between

GRANTOR

J Man LLC
 a North Carolina limited liability company
 2201 Euclid Street
 Winston-Salem, NC 27106

GRANTEE

Herbert C. Hansen and Lois J. Hansen, Trustees
 of the Herb and Lois Hansen Living Trust dated
 October 11, 2000, and any amendments thereto.
 253 El Paso Avenue
 Clovis, CA 93611

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 in all that certain lot, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Nos. 9, 10 and 17 in Slater Heights No. 1, plat of which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 7, Page 102. For a more particular description reference is hereby made to this said plat and also parts of Lots 18 and 19, Slater Heights, No. 1, Plat Book 7, Page 102. See ATTACHED EXHIBIT "A" hereafter incorporated by reference for metes and bounds description of said tract.

Property Address: 2225 E 1st Street, Winston-Salem, NC 27101

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3847, Page 279, Forsyth County Registry.

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

NC Bar Association Form No. 3 © Revised 7/2013
 Printed by Agreement with the NC Bar Association

North Carolina Bar Association – NC Bar Form No. 3
 North Carolina Association of Realtors, Inc. – Standard Form 3

Submitted electronically by "T Dan Womble Attorney"
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: Easements and restrictions of record, if any. 2025 taxes are to be paid at closing.

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

J Man LLC
a North Carolina limited liability company

By: 

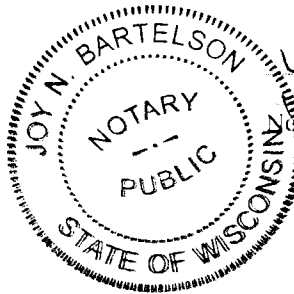
Print/Type Name & Title: Nicole Di Braccio, Managing Member of NC Real Estate 101, LLC, a North Carolina limited liability company, Manager of J Man LLC, a North Carolina limited liability company

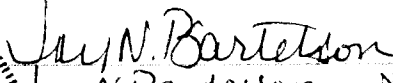
State of Wisconsin - County of Walworth

I, the undersigned Notary Public of the County of Walworth and State aforesaid, certify that Nicole Di Braccio, Managing Member of NC Real Estate 101, LLC, a North Carolina limited liability company, Manager of J Man LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 5th day of August, 2025.

My Commission Expires: 03-16-2029
(Affix Seal)




Joy N. Bartelson
Notary's Printed or Typed Name

Notary Public

Exhibit "A"

Beginning at an iron stake located on the northern boundary of First Street (formerly Belews Street) also being the Southeastern corner of Lot No. 9 Slater Heights, No. 1, plat recorded in Plat Book 7, Page 102, Forsyth County Registry, running thence from said point of beginning South 60° 05' 05" West a chord distance 119.20 feet along the northern boundary of First Street to an iron stake; running thence North 9° 59' 25" West 136.92 feet to an iron stake; running thence North 84° 34' 39" West 41.30 feet to an iron stake; running thence North 2° 02' 49" East 107.08 feet to an iron stake; running thence South 84° 34' 39" East 78.00 feet to an iron stake; running thence South 22° 00' 50" East 101.00 feet to an iron stake; running thence South 29° 48' 02" East 98.30 feet to the point and place of beginning. Said description taken from a survey by D.W. Donathan, R.L.S. dated January 8, 1985. Said tract also being known as Block 1991, Lots 9, 10, 17, 101 and 103, Forsyth County Tax Maps.