

2025043398 00044

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$370.00

PRESENTED & RECORDED
 12/08/2025 10:27:18 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3899
PG: 934 - 937

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$370.00

Parcel Identifier No.: 6836-83-0961.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 202 Fair Oaks Lane, Winston-Salem, NC 27127

Brief Description from the Index: Pt. Lots 210-212, Fairview Hts.

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

GRANTOR

Morris Louis, III, a single person, and MLJT LLC, a North Carolina Limited Liability Company

Mailing Address:

GRANTEE

Shaquanda D. Christian, an unmarried person, and Thomas J. Robertson, an unmarried person as Joint Tenants with Rights of Survivorship

Property Address: 1904 North Jackson Avenue, Winston-Salem, NC 27105

Mailing Address: 1904 North Jackson Avenue, Winston-Salem, NC 27105

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 Winston Salem Township, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? No

The property herein described was acquired by Grantor by instrument recorded in Book 3875, Page 938, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 8, Page 88, and referenced within this

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:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

MLJT LLC, a North Carolina Limited Liability Company

By: Marvin Luck
Marvin Luck, Manager

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

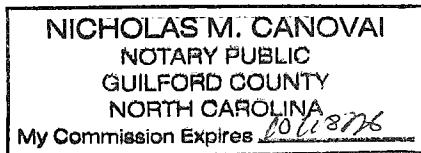
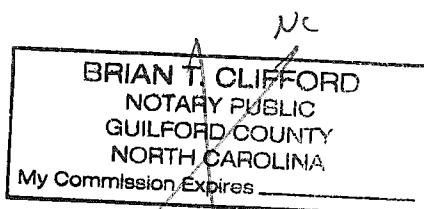
I, Nicholas M. Canovai, Notary Public, do hereby certify that Marvin Luck, Manager of MLJT LLC, a North Carolina limited liability company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 5th day of December, 2025.

Nicholas M. Canovai

Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/18/26



instrument.

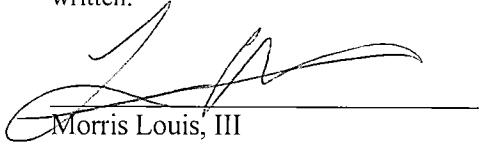
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

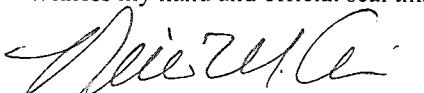


Morris Louis, III

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

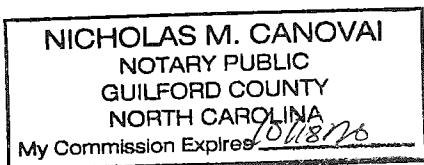
I, Nicholas M. Canovai, Notary Public, do hereby certify that Morris Louis, III personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 5th day of December, 2025.



Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/18/26



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.

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Exhibit "A"

Tract No. 1: Beginning at a stake on the West side of Jackson Avenue, being 114 feet Northwardly from the Northwest intersection of Jackson Avenue and 19th Street, and running North $87^{\circ} 39'$ West 139.7 feet to a stake; thence North $2^{\circ} 15'$ East 50 feet to a stake on the South side of a 10 foot alley; thence with the South side of said alley South $87^{\circ} 39'$ East 139.7 feet to a stake on the West side of Jackson Avenue; thence with the West line of Jackson Avenue, South $2^{\circ} 15'$ West 50 feet to the beginning, and being Lot A of the C. W. Ward and S. E. Taylor property as surveyed by J. E. Ellerbee, C.E., and the North portion of Lots 210, 211 and 212 of Fairview Heights, recorded in Plat Book 8, at Page 88.

Tract No. 2: Beginning at a point on the West side of Jackson Avenue, said point of beginning being 64 feet North of the North side of 19th Street in the North line of Lot 303, as shown in Block 1473 on the City and Forsyth County Tax Map; thence North $87^{\circ} 39'$ West 139.7 feet to a point; thence North $2^{\circ} 15'$ East 50 feet to a point in the South line of Lot 301 as shown on the Tax Map; thence South $87^{\circ} 39'$ East 139.7 feet to a point on the West side of Jackson Avenue; thence along the West side of Jackson Avenue South $2^{\circ} 15'$ West 50 feet to the place of beginning; being known as Tax Lot 302, Tax Block 1473; also being designated as Lot B, of the C. W. Ward, S. E. Taylor and Sherman D. Armstrong property, as surveyed on February 12, 1952 by J. E. Ellerbee, C.E., and being also portions of Lots 210, 211 and 212 of Fairview Heights, as shown in Plat Book 8, at Page 88, in the Office of the Register of Deeds of Forsyth County, North Carolina.

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