

**2020053913 00140**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$378.00**

PRESENTED & RECORDED  
 11/25/2020 01:08:40 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3569****PG: 446 - 447****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 378.00

Parcel Identifier No. 680-75-9485.000

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: GRANTEE: 3908 LEINBACH DRIVE, WINSTON SALEM, NC 27106

This instrument was prepared by: CHANDLER &amp; SCHIFFMAN, PA

Brief description for the Index:

THIS DEED made this 9<sup>TH</sup> day of NOVEMBER 2020, by and between

GRANTOR

GRANTEE

**JCMNC, LLC****MAILING ADDRESS:**

1000 21<sup>ST</sup> AVENUE NORTH, STE.3  
 MYRTLE BEACH, NC 29577

**RICKY DARREN JOHNSON  
 AND SPOUSE,  
 SHEILA D. JOHNSON**

**PROPERTY ADDRESS:**

3908 LEINBACH DRIVE  
 WINSTON SALEM, NC 27106

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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:

**BEING KNOWN AND DESIGNATED AS LOT NO. 52 AS SHOWN ON THE MAP OF CEDARRDALE, SECTION 2, AS RECORDED IN PLAT BOOK 23, PAGE 8, IN THE OFFICE OF THE REGISTER OF DEEDS FOR FORSYTH COUNTY, NORTH CAROLINA TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.**

Submitted electronically by "Chandler & Schiffman, P.A."  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3558, page 3649.

A map showing the above described property is recorded in Condominium Plat Book 23, Page 8.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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:

**ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.**

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

**JCMNC, LLC**  
(Entity Name)

By: \_\_\_\_\_

**JACOB C. MULLINS**

Title: MEMBER/MANAGER

SEAL-STAMP State of South Carolina - County of Horry

I, the undersigned Notary Public of the County and State aforesaid, certify that **JACOB C. MULLINS** personally came before me this day and acknowledged that he is the MEMBER/MANAGER of **JCMNC, LLC** a North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 10th day of November 2020.

My Commission Expires:

\_\_\_\_\_  
Notary Public

