



2021000922 00012

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$20.00

PRESENTED & RECORDED:
01-08-2021 08:32:31 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3578
PG: 3113-3115

Excise Tax:

Parcel Identifier No. Portion of 5873-56-1951 County of Forsyth

Brief Description: 50' strip - 0.414 acre

Property Address: Ellis Court, Clemmons, NC 27107

Mail/Box to: Grantee

This instrument was prepared by: Bruce R. Hubbard

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 7th day of January 2021, by and between

GRANTOR	GRANTEE
JMBI Investments, Inc. A North Carolina Corporation 1598 Westbrook Plaza Drive, Suite 200 Winston-Salem, NC 27103	Mark T. Coffey 9145 Center Grove Church Road Clemmons, NC 27012

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

The above-described property 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.

Original to: Bruce Hubbard

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 hereafter becoming due and payable; and restrictive covenants, easements and rights-of-way of record, if any.**

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

JMBI INVESTMENTS, INC.

By: *Bruce R. Hubbard*
Bruce R. Hubbard, President

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, that I have personal knowledge (or have received satisfactory evidence) of the identity of said person(s), and that each acknowledged to me that he and/or she voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated:
Bruce R. Hubbard

Date: 1/7/21
(Stamp or Seal)

Rebecca L. Creasy
Rebecca L. Creasy, Notary Public
My commission expires: 9/06/2022

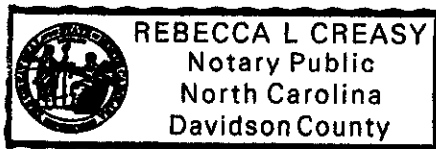


EXHIBIT A

Beginning at an iron pipe, said iron pipe being the Northwest corner of Jessica Rogers Krause (Deed Book 3097, page 1496 Forsyth County Registry); running thence from said beginning point North 87 degrees 43 minutes 39 seconds West with the South line of Lot 3 JA MAR Builders, Inc. (Plat Book 52, page 60, FCR) 50.00 feet to a point; running thence on a new line North 01 degree 32 minutes 36 seconds East 344.28 feet to a 5/8 inch SIR; running thence on a new line North 89 degrees 47 minutes 45 seconds East 50.00 feet to an existing iron rod, the Southwest corner of Robert E. Ellis (DB 2424, page 1753, FCR) , also being the Northwest corner of Mark T. Coffey herein; running thence with Coffey's West line South 0 degrees 07 minutes 02 seconds West 178.21 feet to a 7/8 inch EIP, and continuing with Coffey's West line South 03 degrees 02 minutes 48 seconds West 168.34 feet to the point and place of beginning, being a fifty-foot strip carved from the Eastern portion of Lot 3 JA MAR Builders, Inc as recorded in Plat Book 52, page 60 Forsyth County Registry, and being informally known and designated as a fifty-foot strip carved from PIN 5873-56-1951.

Grantor herein reserves unto itself, it successors and or assigns, a permanent exclusive easement for the installation, maintenance and replacement of utilities running at a width of 20.00 feet along the full extent of the Southern boundary line of the above-described tract.

Handwritten signature or initials, possibly "BA", in the bottom right corner of the page.