

**2017047967 00178**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$34.00**

PRESENTED &amp; RECORDED

12/01/2017 02:58:35 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

**BK: RE 3380****PG: 3909 - 3911****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 34.00

Parcel Identifier No. 6836-32-3795.00 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_Mail/Box to: Goins Law, 3723 Apple Orchard Cove, High Point, NC 27265This instrument was prepared by: Goins Law, 3723 Apple Orchard Cove, High Point, NC 27265

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 30 day of November, 2017, by and between**GRANTOR**Sam C. Ogburn Real Estate Company, Inc.  
PO Box 20189  
Winston Salem, NC 27120**GRANTEE**Rocmoor Solutions, LLC  
1655 Flatbush Ave, Suite C1602  
Brooklyn, NY 11210  
Property address:  
312 16th St  
Winston Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Winston Salem, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

See attached "EXHIBIT A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1934 page 3832.  
All or a portion of the property herein conveyed    includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

Page 1 of 2

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; Ad valorem taxes

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

By: Sam C. Ogburn Real Estate Company, Inc. (SEAL)  
 (Entity Name)  
 Print/Type Name: \_\_\_\_\_

By: Sam C. Ogburn, President (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_

State of North Carolina - County or City of Forsyth  
 I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that  
Sam C. Ogburn, Sr. 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 30 day of  
November, 2017.

My Commission Expires: June 29, 2022  
 (Affix Seal)



Heather Busnack  
Heather Busnack Notary Public  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
 \_\_\_\_\_ 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 \_\_\_\_\_ day of  
 \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary's Printed or Typed Name

State of North Carolina - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
Sam C. Ogburn personally came before me this day and acknowledged that  
he is the President of Sam C. Ogburn Real Estate Company, Inc., a North Carolina or  
 \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the  
 inapplicable), 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary's Printed or Typed Name

**ATTACHMENT****EXHIBIT A**

Beginning at an axle at the intersection of the southern right-of-way line of Sixteenth Street with the western right-of-way line of a 15-foot alley; thence along the western right-of-way line of said alley South 02 degrees 26' 45" West 89.63 feet to an iron at the northeastern corner of the property of St. James A. M. E. church as described in deed recorded in Book 882 at Page 502, Forsyth County Registry; thence from said beginning point along north line of said Church property North 87 degrees 30' 00" West 50.00 feet to an iron at the southeast corner of property of Henry F. Craver, Jr. as described in deed recorded in Book 1301 at Page 895, Forsyth County Registry; thence along Craver's east line North 02 degrees 34' 00" East 90.00 feet to a rebar in the southern right-of-way line of Sixteenth Street; thence along the southern right-of-way line of Sixteenth Street South 87 degrees 04' 44" East 49.81 feet to the point and place of beginning and being identical property as described in deed recorded in Book 1583 at Page 1698, Forsyth County Registry, all according to survey of Larry L Callahan dated January 30, 1997.