



2020050472 00158

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$48.00

PRESENTED & RECORDED
11-06-2020 12:29:36 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPT

BK: RE 3564

PG: 2300-2301

TAX Parcel No.: 6836-38-2498.000
PREPARED BY: David A. Wallace *Box 60*
RETURN TO: Grantee at:
Mail Future Tax Bills To: *6020 Neal Trail Circle*
Excise Tax: \$48 *Walkertown, NC 27051*

This conveyance does not include the Grantors' primary residence

NORTH CAROLINA)
)
FORSYTH COUNTY)

GENERAL WARRANTY DEED

THIS DEED made this *10* day of November 2020 by **RMBM. INC.**) (hereinafter referred to as "Grantor") to **McNair Logistics, LLC** (hereinafter referred to as "Grantee").

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.

That the Grantor, for 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 located in Forsyth County described as follows:

BEING KNOWN AND DESIGNATED as Lot 24 as shown on the plat entitled "BON AIR ADDITION SEVTION A PROPERTY OF BON AIR REALTY CO" as recorded in Plat Book 3 at Page 82 1/2 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

3041 N. Patterson Avenue, Winston-Salem, NC 27105

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 herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal as of the day and year stated below.

Ronald R. O. Seal
RMBM, INC. by Ronald Mixon, President

STATE OF NORTH CAROLINA - County of Forsyth

I, David a. Wallace, a Notary Public of Forsyth County, State aforesaid certify that **Ronald Mixon** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 6 day of November, 2020

David A. Wallace
David A. Wallace, Notary Public

My Commission Expires: 11/29/2024

Seal


