



2020054783 00109

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

12-02-2020 01:33:07 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3570

PG: 1100-1102

Box 60

TAX ID NUMBERS:

PREPARED BY: David A. Wallace

Return to Grantee at PO Box 1032 Randleman, NC 27317

Mail Future Tax Bills To: Grantee at *same*

Excise Tax \$ NTC

NORTH CAROLINA)

FORSYTH COUNTY)

QUITCLAIM DEED

THIS DEED made this 19 day of November, 2020 by RMBM, INC. (hereinafter referred to as "Grantor") to **Ronald D. Mixon** (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 has and by these presents does grant and convey unto the Grantee in fee simple, all that certain lots or parcels of land located in **Forsyth** County described as follows:

Parcel 6836-32-9744.000

Situated, lying and being in the City of Winston-Salem, North Carolina, and BEGINNING at an iron stake in the southwest corner of the intersection of Ivy Avenue and 16th Streets; thence along the south side of 16th Street westwardly 50 feet to a stake; thence southwardly along a line parallel with Ivy Avenue 140 feet to an iron stake on the north side of an alley; thence eastwardly along the north side of said alley 50 feet to an iron stake on the west side of Ivy Avenue; thence northwardly along the west side of Ivy Avenue 140 feet to the place of BEGINNING, and being the eastern 50 feet to the land conveyed to J. S. Teague by Eagle Land Company by deed dated May 12, 1916 and recorded in Deed Book 123 at Page 296, Forsyth County Registry.

Property Address: 426 E. Sixteenth Street and 1522 Ivy Avenue, WSNC 27105

Parcel 6846-12-3749.000

BEING KNOWN AND DESIGNATED as Lots 131 and 132 as shown on the Plat of EAST FOURTEENTH STREET DEVELOPMENT COMPANY as recorded in Plat Book 2 at Page 32A in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 2350 Booker Street, WSNC 27105

Parcel 6833-17-3194.000 and 6833-17-2154.000

BEING KNOWN AND DESIGNATED as Lots 131 and 132 as shown on the Plat of EAST FOURTEENTH STREET DEVELOPMENT COMPANY as recorded in Plat Book 2 at Page 32A in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 3708 Hastings Avenue and 3707 Clinard Avenue Street, WSNC 27127

Parcel 6834-16-2113.000

BEING KNOWN AND DESIGNATED as Lot 118 as shown on the Plat of BAHNSON PLACE as recorded in Plat Book 1 at Page 41 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 524 West Devonshire Street, WSNC 27127

Parcel 6836-16-9189.000 and 6826-90-4244.000

BEING KNOWN AND DESIGNATED as Lot 205 as shown on the Plat of BON AIR-GREENWAY PLACE as recorded in Plat Book 8 at Page 109 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 19 West Twenty-Seventh Street, WSNC 27127 and 1029 Rundell Street, WSNC 27101

Parcel 68-36-75-0796.000

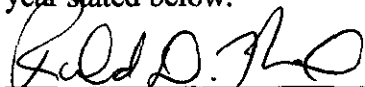
Commencing at a stake on the South side of 26th Street, formerly Rochester Avenue, said stake being 860 feet East of the Southeast intersection of Wilson Avenue and 26th Street; thence Eastwardly 89 feet to a stake; thence Southwardly 100 feet to a stake; thence Westwardly 89 feet to a stake; thence Northwardly 100 feet to a stake, the place of BEGINNING. Being a part of Lot 24, Block 2, as shown on the Map of North Winston Development Company, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Deed Book 43 at Page 70, and being a part of the same property conveyed by the North Winston Development Company, et.al. to S. B. Snider, see Deed Book 62, page 13, and being a part of the S. A. Snider Tract.

Property Address: 1232 E. Twenty-Sixth Street, 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 their hands and seals as of the day and year stated below.



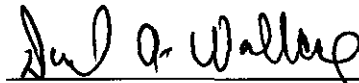
Seal

Ronald D. Mixon, President RMBM, INC.

STATE OF NORTH CAROLINA - County of Forsyth

I, David A. Wallace, a Notary Public of Forsyth County, North Carolina certify that **Ronald D. Mixon** personally appeared before me this day and acknowledged the execution of the foregoing instrument in the capacity indicated. Witness my hand and official stamp or seal, this 19 day of November, 2020

DAVID A. WALLACE
Notary Public - North Carolina
Forsyth County



David A. Wallace, Notary Public

My Commission Expires: 11/29/2024

Seal
