

**2021061641 00151**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$250.00**

PRESENTED &amp; RECORDED

11/10/2021 01:27:53 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

**BK: RE 3654****PG: 3024 - 3025****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$250.00

Parcel Identifier No. 6847-14-0218.000

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

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

Mail/Box to: Grantee at: 4140 Whitfield Rd, W-S, NC 27105

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 55, WHITFIELD PROPERTY, SECTION 1, PB 3, PG 52, Forsyth County, North Carolina.

THIS DEED made this 29th day of October, 2021, by and between

GRANTOR	GRANTEE
<b>APP STATE RENTALS, LLC</b>	<b>MELENIA A. RAMOS, UNMARRIED</b>
<b>FORWARDING ADDRESS:</b>	<b>PROPERTY ADDRESS:</b>
<b>1819 ANGELO ST.,</b>	<b>4140 WHITFIELD RD.</b>
<b>WINSTON SALEM, NC 27104</b>	<b>WINSTON SALEM, NC 27105</b>
PROPERTY ADDRESS IS _____ IS NOT <u>X</u>	
GRANTOR'S PRIMARY RESIDENCE	

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. 55 as shown on the Plat of **WHITFIELD PROPERTY, SECTION ONE**, as recorded in Plat Book 3, Page 52, in the Office of the Register of Deeds of **FORSYTH** County, North Carolina, reference to which is hereby made for a more particular description.

Submitted electronically by "Heather Kiger Law PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2021 and subsequent years.

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

\_\_\_\_\_ seal

APP STATE RENTALS, LLC

Mark Muncus, Manager (SEAL)

BY: MARK MUNCUS

ITS: MANAGER

State of NC  
County of Forsyth

I, Patricia D. Melton, the undersigned Notary Public of County and State aforesaid, certify that MARK MUNCUS who is known to me and being by me duly sworn says that he is MANAGER of APP STATE RENTALS, LLC, a North Carolina Limited Liability Company and that the foregoing instrument was voluntarily and duly executed by him for and on behalf of said Limited Liability Company. WITNESS my hand and official stamp or seal, this 29<sup>th</sup> day of October 2021.

My commission expires: January 5, 2024

Patricia D. Melton  
Notary Public

SEAL

