

**2022016299 00194**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$200.00**

PRESENTED & RECORDED  
 04/05/2022 04:01:47 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B POLLOCK, DPTY  
 BK: RE 3686  
 PG: 3031 - 3033

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$200

Parcel Identifier No. 6836-65-6288.000 Mail/Box to: Grantee

This instrument was prepared by: Goins Law, 2212 Eastchester Dr, Ste E-1, High Point, NC 27265

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

THIS DEED made this 4 day of April, 2022, by and between

GRANTOR	GRANTEE
<p><b>Jaime R. Morales, A/K/A Jaime Morales Rodriguez and spouse, Maria Morales</b></p> <p>Address:  <b>1650 Ralee Drive            Winston-Salem, NC 27127</b></p>	<p><b>RNC Holdings, LLC</b></p> <p>Property Address:  <b>1201 E 24<sup>th</sup> Street            Winston-Salem, NC 27105</b></p> <p>Mailing Address: <b>3048 E. Baseline Rd. #108            Mesa, AZ 85204</b></p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 or parcel of land situated in **Forsyth** County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by reference.**

**All or a portion of the property herein conveyed \_\_\_\_\_ includes, or \_\_\_\_\_ does not include the primary residence of Grantor.**

The property herein above described was acquired by Grantor by instrument recorded in Book **2661**, Page **2766**.

A map showing the above-described property is recorded in Plat Book **8**, Page **91**.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010

Printed by Agreement with the NC Bar Association

Submitted electronically by "Goins Law"  
 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Any easements, restrictions, or rights of way of record.  
2022 ad valorem taxes.

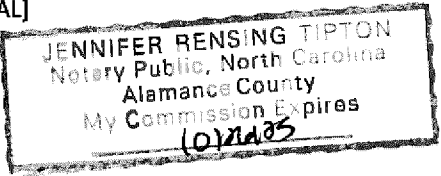
IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

Jaime Morales (SEAL)  
**Jaime Morales Rodriguez**  
Maria Morales (SEAL)  
**Maria Morales**

STATE OF North Carolina COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of North Carolina, Alamance county, certify that **Jaime Morales Rodriguez** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 4 day of April, 2022.

[NOTARY SEAL]



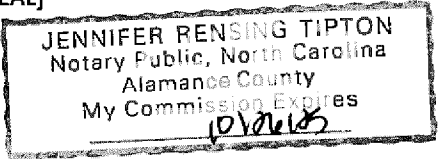
Jennifer Rensing Tipton  
Print Name: Jennifer Rensing Tipton

My Commission Expires: 10/21/25

STATE OF North Carolina COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of North Carolina, Alamance county, certify that **Maria Morales** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 4 day of April, 2022.

[NOTARY SEAL]



Jennifer Rensing Tipton  
Print Name: Jennifer Rensing Tipton

My Commission Expires: 10/21/25

**EXHIBIT A**

**Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:**

**BEGINNING** at the northeast corner of Hood and Chutchins Streets (now Cleveland Avenue and 24<sup>th</sup> Street respectively), thence running North 160 feet along Cleveland Avenue to an alley; thence East along said alley 65 feet, 10 feet west of the Northwest corner of Lot 31; thence South 160 feet to a point in the northern line of 24<sup>th</sup> Street, said point being 10 feet west of the Southwest corner of Lot No. 31; thence West 65 feet along Chutchins Street (now 24<sup>th</sup> Street) to the Beginning, Being known and designated as a portion of Lot No. 29 on map of Fairview recorded in the Register of Deeds office for Forsyth County in Book of Deeds 90, Page 588 and also in Plat Book 8, Page 91, also being known and designated as Lot 104, Block 332, Forsyth County Tax Map, reference Deed Book 250, Page 192 and Deed Book 140, Page 53.

**Property Address:**

1201 E 24<sup>th</sup> Street  
Winston-Salem, NC 27105

**PARCEL # 6836-65-6288.000**