



**2023000858 00056**

FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED

01-10-2023 11:35:48 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

**BK: RE 3736**

**PG: 718-719**

TAX Parcel No.: 6836-84-2702.000, 6836-74-2763.000

PREPARED BY: David A. Wallace

Mail Deed and future Tax Bills To: Grantee at 140 Genoes Point Rd. SW, Supply, NC 28462

Excise Tax: NTC

This conveyance does not include the Grantors' primary residence

NORTH CAROLINA

## QUITCLAIM DEED

FORSYTH County

THIS DEED made this 10<sup>th</sup> day of January, 2023 by 2<sup>nd</sup> **Chance Residential. LLC** (hereinafter referred to as "Grantor") to **RMBM, INC** (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 the Counties described as follows:

**BEING KNOWN AND DESIGNATED as all of Lot 142 as shown on the map of FAIRVIEW HEIGHTS, ANDREWS ADDITION TO FAIRLAWN PLAT #2" as recorded in Plat Book 8 at Page 88 in the Office of the register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description.**

Address: 1602 East 23<sup>rd</sup> Street, Winston-Salem, NC 27105

**Beginning at an iron stake on the south side of 23rd Street, said stake being Eastwardly 50 feet from the Southeast intersection of Claremont Avenue and 23<sup>rd</sup> Street, said stake also being the Northeast corner of Lot 1 on the hereinafter mentioned plat; thence southwardly 150 feet to an iron stake in an alley, the Southeastern corner of said Lot 1; thence Eastwardly 48 feet to an**

iron stake, said stake being 2 feet Westwardly from the Southeast corner of Lot 3 on the hereinafter mentioned plat; thence Northwardly 150 feet to an iron stake on the South side of 23<sup>rd</sup> Street, said stake being Westwardly 2 feet from the Northwest corner of Lot 3 on the hereinafter mentioned plat; thence along the south side of 23<sup>rd</sup> Street 48 feet to the place of BEGINNING, being known and designated as the greater portion of Lot 2 on the Map of FAIRVIEW HEIGHTS, ANDREWS ADDITION as recorded in Plat Book 3 at page 27A, in the Office of the register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description.

Address: 1404 E 23<sup>rd</sup> 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.

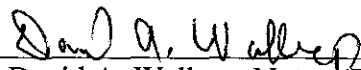
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons 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 her hand and seal as of the day and year stated below.

 Seal  
2<sup>nd</sup> Chance Residential, LLC Joshua Mixon, Member/ Manager

STATE OF NORTH CAROLINA - County of Forsyth

I, David A. Wallace, a Notary Public of Forsyth County, State aforesaid certify that **Joshua Mixon** personally appeared before me this day and acknowledged the execution of the foregoing instrument and in the capacity indicated. Witness my hand and official stamp or seal, this 10 day of January, 2023.

  
David A. Wallace, Notary Public

My Commission Expires: 11/29/2024

Seal

DAVID A. WALLACE  
Notary Public - North Carolina  
Forsyth County