

**2023009204 00141**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$129.00**

PRESENTED &amp; RECORDED

03/23/2023 03:43:16 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3745

PG: 3171 - 3175

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$129.00

Parcel Identifier No. 6834-85-8464.000

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

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

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Atlas Orange.

*Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*

Brief Description for the Index: \_\_\_\_\_

THIS DEED made the 23 day of March, 2023, by and between

GRANTOR	GRANTEE
<p><b>Mario Martinez Ramirez and spouse, Zenaida Serrano-Ayala</b></p> <p>Grantor Address:</p>	<p><b>RCCA1, LLC, a North Carolina Limited Liability Company</b></p> <p>Property Address: 2401 Urban Street Winston-Salem, NC 27107</p>

*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 by reference.**

The property herein described [ ] is or [ ] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3416, Page 3948, Forsyth County Registry.

submitted electronically by "Orenstein 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 easements, rights of way, and other restrictions of record.

*(signatures to follow)*

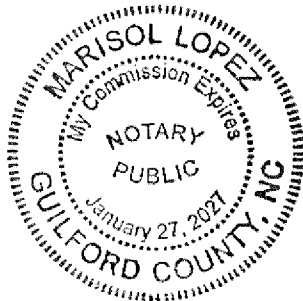
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

MARIO MARTINEZ RAMIREZ (SEAL)  
Mario Martinez Ramirez

STATE OF NC  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Mario Martinez Ramirez personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 23 day of March, 2023.



Marisol Lopez  
Marisol Lopez Notary Public  
My commission expires: 01/27/2021

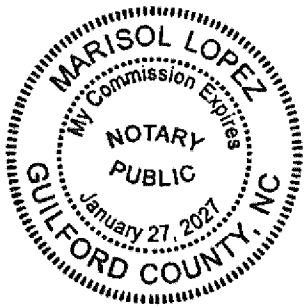
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Zenaida S. Ayala (SEAL)  
Zenaida Serrano-Ayala

STATE OF NC  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Zenaida Serrano-Ayala personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 23 day of March, 2023.



Marisol Lopez  
Marisol Lopez Notary Public  
My commission expires: 01/27/2027

**Exhibit "A"**  
**Property of RCCA1, LLC, a North Carolina Limited Liability Company**  
**2401 Urban Street**

Beginning at a new nail in concrete at the southeast corner of the intersection of Devonshire Street and Urban Street; running thence along the south side of Devonshire Street, South 84° 11' 52" East 83.37 feet to an existing iron pin, northwest corner of Barbara Wolfe; running thence along the western line of Barbara Wolfe, South 11° 00' 00" West 50.0 feet to a new iron pin in the line of Dennis Tesh as recorded in Deed Book 1824 at Page 3559; running thence along the northern line of Tesh, North 84° 11' 52" West 83.37 feet to an existing iron pin in the East line of Urban Street; thence along Urban Street, North 11° 00' 00" East 50.00 feet to the point and place of Beginning.

Being known as 2401 Urban Street, Winston Salem, NC and Tax Block 759, Lot 101. Same Containing 4,151 square feet more or less being shown on survey by Homer-Gloor & Assoc. PA. Job No. 32558.

The subject property is the same as that property described in Deed Book 3416, Page 3948, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6834-85-8464.000 on the Forsyth County Tax Maps.