

**2023011534 00080**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$30.00**

PRESENTED & RECORDED  
 04/11/2023 12:45:08 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3748**

**PG: 2465 - 2466**

Excise Tax \$30.00

## NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. **6843-26-8368**

Prepared by: GOLD LAW, P.A.

309 W Millbrook Road,

Suite #171

Raleigh, NC 27609

Return to: Grantee

Brief description for the Index

Lot 18, Plat Book 18, Page 67

*Property address is known as: 0 Morning Star Ln, Winston Salem, NC 27107*

THIS DEED made this 4 day of **April**, 2023 by and between

### GRANTOR

**Ivegotahammer, a NC Limited Liability  
 Company**

**Mailing Address:  
 2016 Halls Mill Rd  
 Efland, NC 27243**

### GRANTEE

**Gerardo Romero Ruiz, a married  
 individual**

**Mailing Address:  
 5850 Herinhut Road  
 Winston Salem, NC 27127**

**Property Address:  
 0 Morning Star Ln  
 Winston Salem, NC 27107**

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. 18 in Kimball Acres property of T.A. and Treva Kimball, as shown in Plat Book 18, Page 67, office of the Register of Deeds of Forsyth County, North Carolina.

Property address is known as: 0 Morning Star Ln, Winston Salem, NC 27107

THE PROPERTY WAS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

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.

The property hereinbefore described was acquired by Grantor(s) by instrument recorded at **Book** \_\_\_\_\_, **Page** \_\_\_\_\_, **FORSYTH** County Register of Deeds, North Carolina.

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

Ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

By: Mark Cool (SEAL)  
**Mark Cool, Manager**  
**ivegotahammer, a NC limited liability company**

STATE OF North Carolina  
 COUNTY OF Orange

I, Alison Kellam Curtis, a notary public of the State and County aforesaid, do hereby certify that **Mark Cool, Manager of ivegotahammer, a NC limited liability company**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument as the manager of such company.

Witness my hand and official seal, this the 4 day of April, 2022.

[Official Seal]



Alison Kellam Curtis  
 NOTARY PUBLIC  
 My Commission expires: 03/14/2027