

**2023031561 00043**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$160.00**PRESENTED & RECORDED  
09/14/2023 11:54:47 AM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
**BK: RE 3772**  
**PG: 3907 - 3909**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$160.00

Tax Parcel Identification Number: 6826-83-4898.000

This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert &amp; Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 2727 Ireton Place, Kannapolis, NC 28083

Property Address: 1743 Thurmond Street, Winston Salem, NC 27105

Brief description for the Index: Lot 19, Block No. 7, N. Cherry Development

THIS DEED made this the 13<sup>th</sup> day of September, 2023

## GRANTOR

RAL Properties, LLC,  
a North Carolina limited liability company206 W. 4th Street  
Winston Salem, NC 27107

## GRANTEE

The Guanani Corporation,  
a North Carolina corporation2727 Ireton Place  
Kannapolis, NC 28083

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 the County of Forsyth, State of North Carolina and more particularly described as follows:

submitted electronically by "Craige Jenkins Liipfert & Walker LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference see Deed Book 2679 at Page 1300, Forsyth County Registry.

THIS IS \_\_\_\_ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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 and restrictions of record, if any; and 2023 property taxes.

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

RAL Properties, LLC, a North Carolina limited liability company

By: [Signature] (SEAL)  
Printed Name: Roger Aubrey Linville, III  
Title: Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Taylor Engelhardt, a Notary Public of the County of Forsyth and State of North Carolina, certify that Roger Aubrey Linville, III, either being personally known to me or proven by satisfactory evidence (said evidence being valid Driver's License), being a member/manager of RAL Properties, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that (s)he as member/manager of RAL Properties, LLC, a North Carolina limited liability company signed the foregoing document, and as member/manager is duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 13 day of September, 2023.

[Signature]  
Notary Public  
Name: Taylor Engelhardt  
My Commission Expires: 01/23/27



EXHIBIT "A"  
PROPERTY DESCRIPTION

BEING at a stake on the East side of Washington Avenue, (now known as Thurmond Street) 50 feet south of the intersection of Washington Avenue (Thurmond Street) and 20<sup>th</sup> Street, runs Eastward 125 feet to an alley, thence South 50 feet to a stake on said alley; thence 125 feet to Washington Avenue (Thurmond Street); 50 feet to the beginning, being Lot No. 19, in Block No. 7, N. Cherry Street Development, recorded in Plat Book No. 4, Pages 54-55.