

2023036847 00150

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$32.00

PRESENTED & RECORDED
 10/27/2023 03:51:20 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3779

PG: 1122 - 1124

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$32.00

PARCEL IDENTIFIER NO. 6835-99-0149

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2023
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Hockey Title Insurance*)

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
 BRIEF DESCRIPTION FOR THE INDEX: 834 Rich Avenue, Winston-Salem, NC. 27105

THIS DEED made this 11th day of October, 2023, by and between

GRANTOR	GRANTEE
Okanecia Rorie, a single woman	Rascal Bybee DPI Investments LLC, a Limited Liability Company
Mailing Address 6705 Edenwood Pl Charlotte, NC 28212	Property Address: 834 Rich Avenue Winston Salem, NC 27105
	Mailing Address 2924 The Plaza Charlotte, NC 28205

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A"

All or a portion of the property herein conveyed (____) includes or (X) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 965 at Page 512.

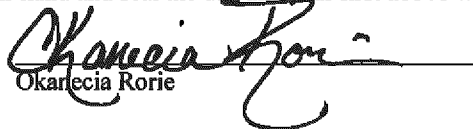
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.


Okanecia Rorie


STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that **Okanecia Rorie, a single woman**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 11 day of October, 2023.

Notary Signature: _____



Notary's Printed Name: _____

Cameron D Scott

[Notarial Seal]

My Commission Expires: _____

5/3/26

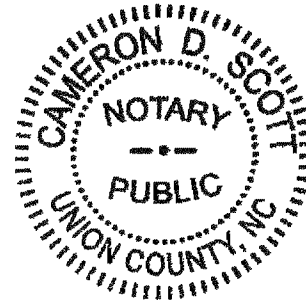


EXHIBIT "A"

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and BEGINNING at an iron stake on the west side of Rich Avenue, said point of beginning being 350 feet south of the southwest intersection of Rich Avenue and Ninth Street, it also being the southeast corner of Lot No. 380; running thence along the west line of Rich Avenue south 3° 10' west 50 feet to an iron stake, the northeast corner of Lot No. 376; thence along the north line of Lot No. 376 north 88° west 105 feet to an iron stake on the east side of a 10-foot alley; thence along the east side of said alley north 3° 10' east 50 feet to an iron stake, the southwest corner of Lot No. 380; thence along the south line of Lot No. 380 south 88° east 105 feet to an iron stake on the west side of Rich Avenue, the place of BEGINNING. Being known and designated as Lot No. 378, as shown on the plat of North Cameron Park Addition, plat of said property recorded in Plat Book 8 page 217 (8- sheets), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

Property Address: 834 Rich Ave Winston Salem NC 27101

Parcel ID: 6835-99-0149