

2024017885 00142

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$85.00

PRESENTED & RECORDED

06/03/2024 03:08:45 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3809

PG: 2640 - 2642

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$85.00

Parcel Identifier No.: 6826-83-6722.000

Mail after recording to: GRANTEE

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

Law Office of Sarah Young, PLLC,
 3540 Clemmons Rd, Suite 127, Clemmons, NC 27012

Brief Description from the Index:

THIS DEED made this 31st day of May, 2024, by and between

GRANTOR	GRANTEE
<p>RMBM INC., a North Carolina Corporation</p> <p>140 Genoe's Point Road Southwest Supply, NC 28462</p>	<p>WDB Homes LLC, a North Carolina Limited Liability Company</p> <p>1643 Marble Hill Drive Charlotte, NC 28262</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 _____, City of Winston-Salem, 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 3732, Page 3764, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 4, Page 54-55, and referenced within this instrument.

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 hereinabove described is subject to the following exceptions:

Power, telephone and utility easements found of record or on ground appearing.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

RMBM INC., a North Carolina Corporation

By: [Signature]
Ronald D. Mixon, President

STATE OF NORTH CAROLINA
COUNTY OF Brunswick

I, Kelly R. Littlejohn, a Notary Public of Brunswick County, North Carolina, certify that Ronald D. Mixon, President of RMBM INC. personally came before me this day and acknowledged that he is President of RMBM INC., a Corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 30th day of May, 2024.

[Signature]
Official Signature of Notary
Printed name of Notary: Kelly R. Littlejohn

My Commission Expires: May 25, 2025

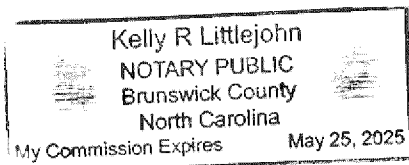


Exhibit "A"

BEING KNOWN AND DESIGNATED as all of Lot 14, in Block 7 as shown on the plat of NORTH CHERRY STREET DEVELOPMENT, as recorded in Plat Book 4 at Pages 54 and 55 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.

Tax Parcel Number: 6826-83-6722.000

Property Address: 1724 Harrison Avenue, Winston-Salem, NC 27105