

**2024023506 00021**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$70.00**

PRESENTED & RECORDED  
07/17/2024 09:42:01 AM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3816**  
**PG: 2224 - 2225**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ *70*

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by Kenneth S. Lucas, Jr. a licensed North Carolina attorney; delinquent taxes if any, to be paid by the closing attorney to the Tax Collector upon disbursement of closing proceeds.

THIS DEED made this 10 day of July 2024 by and between

**GRANTOR**

Robert L. Durrah, Jr.  
(unmarried)

**GRANTEE**

MRE Investments, LLC  
316 Keating Drive  
Winston-Salem, NC 27104

Property Address: 415 27<sup>th</sup> Street, Winston-Salem, NC 27105

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 and more particularly described as follows:

All of Lot 18, Block 19, Plat of Bon Air Property as recorded in Plat Book 3 Page 25 in the Forsyth County Registry.

submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book \_\_, Page \_\_, and referenced within this instrument.

The above described property  does  does not include 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.

Title to the property hereinabove described is subject to the following exceptions: Covenants & restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Robert L. Durrah, Jr.  
(ENTITY NAME)

[Signature] (SEAL)  
Robert L. Durrah, Jr.

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

\_\_\_\_\_ (SEAL)

State of North Carolina; County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Robert L. Durrah, Jr. Witness my hand and official stamp or seal, this the 11 day of July 2024.

My Commission Expires: August 13, 2028

Tricia C. Starkey  
Notary Public

Print Notary Name: Tricia C. Starkey

