

2024023815 00135

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$126.00

PRESENTED & RECORDED
 07/18/2024 02:51:53 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3816
PG: 4085 - 4087

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$126.00

Parcel Identifier No.: 6836-92-4651.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 202 Fair Oaks Lane, Winston-Salem, NC 27127

Brief Description from the Index: Lot 10, R. Duke Hay Property

THIS DEED made this 18th day of July, 2024, by and between

GRANTOR	GRANTEE
RVest1 LLC, a North Carolina Limited Liability Company	Jose Sergio Ruiz Arreola, a single person
Mailing Address: 5500 Adams Farm Lane Suite 206 Greensboro, NC 27407	Property Address: 2005 Dellabrook Road, Winston-Salem, NC 27105 Mailing Address: 149 Weatherwood Court Winston-Salem, NC 27103

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 Made a Part Hereof

Is the property the primary residence of the Grantors? No

The property herein described was acquired by Grantor by instrument recorded in Book 3811, Page 2752, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 3, Page 85, and referenced within this instrument.

Submitted electronically by "Stegall & Clifford, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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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:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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.

RVest1 LLC, a North Carolina Limited Liability Company

By: 

Andrew Hunter Mathison, Manager

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, Kermit Robinson, certify that Andrew Hunter Mathison, Manager of RVest1 LLC personally came before me this day and acknowledged that he/she is Manager of RVest1 LLC, a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 18th day of July, 2024.



Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

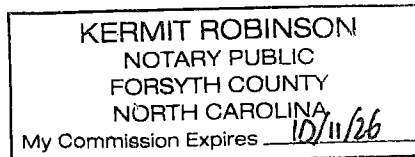


Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot No. 10 as shown on the map of R. Duke Hay Property as recorded in Plat book 3 page 85 In the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description,

Parcel ID # 6836-92-4651.000

Property Address: 2005 Dellabrook Road, Winston-Salem, NC 27105