

2024028101 00067

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$118.00

PRESENTED & RECORDED
 08/21/2024 12:48:49 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3822

PG: 2259 - 2261

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ **118.00**

Parcel Identifier Number: **6835-89-4934.000**

Mail/Box to: Grantee P.O. Box 387, High Point, NC 27261

This instrument was prepared by: WYATT EARLY HARRIS WHEELER, LLP (Truman A. Barker)

Brief description for the Index: _____

THIS DEED made this 20 day of August, 2024, by and between:

GRANTOR

RMBM Inc.

a North Carolina limited liability corporation

Mailing Address:

140 Genoes Point Rd SW
 Supply, NC 28462

GRANTEE

Lowery Properties LLC

a North Carolina limited liability company

Mailing Address:

1633 New Garden Road, #2051
 Greensboro, NC 27410

Property address:

926 Gray Avenue
 Winston-Salem, NC 27101

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership. 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 **FORSYTH** COUNTY, NORTH CAROLINA and more particularly described as follows:

See Exhibit A attached hereto.

Property Address: 926 Gray Avenue, Winston-Salem, NC 27101

The property hereinabove described was acquired by Grantor by instrument in Davidson County Book **3072**, Page **23**.

All or a portion of the property herein conveyed ☐ includes OR ☒ does not include the primary residence of a Grantor.

submitted electronically by "Barker Law, P.C."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, covenants, restrictions and rights-of-way of record, if any.*

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

TRANSFEROR: RMBM INC.

BY: Ronald Dale M. O

(SEAL)

Print/Type Name & Title: Ronald Dale Mison (President)

STATE OF NORTH CAROLINA

COUNTY OF Brunswick

I, Marisa S. Eve a Notary Public of the above County and State, certify that RONALD DALE MIXON in his/her capacity as duly authorized President of RMBM INC., a North Carolina limited liability corporation, personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers or signed the above document while in my physical presence, and while being personally observed by me so doing.

8/20/2024
DATE

Marisa S Eve

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/11/2029

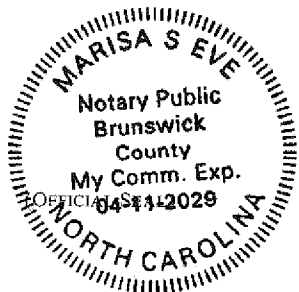


EXHIBIT A

Said lot lying and being on the West side of Gray Avenue, being the Southwest corner lot at the intersection of Gray Avenue and East Tenth Street, having a frontage on Gray Avenue and beginning at an existing iron pipe South 00° 38' 18" West 39.97 feet to a new iron pipe and being the new property line between Lot 3 and Lot 2 as shown on final plat entitled in part "North Cameron Park Addition, Revised Lots 312, 314, 317" as shown on map recorded in Plat Book 78, Page 197, Forsyth County Registry; thence along the new property line North 89° 20' 26" West 110.02 feet to a new iron pipe along the eastern lot line of Charlie D. Wall and Kristy H. Wall (DB 3029, PG 810); thence North 00° 48' 53" East 40.82 feet to an existing iron pipe along the right of way of East Tenth Street; thence running along said right of way South 89° 03' 08" East 71.29 feet to an existing iron pipe and the point and place of beginning. The same being a portion of Lot 314 as shown by and upon a map of North Cameron Park Addition, said map being of record in the Public Registry of Forsyth County in Plat Book 8, Page 217-218 and being the same Lot 3 as shown on map or plat entitled "North Cameron Park Addition, Revised Lots 312, 314, 317" as shown on map recorded in Plat Book 78, Page 197 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 926 Gray Avenue, Winston Salem, NC 27101

Parcel ID: 6835-89-4934.000