



2024028509 00153

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$300.00

PRESENTED & RECORDED
08-23-2024 03:09:11 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3823

PG: 4-5

Excise Tax: \$300.00

Tax Info: PIN 6844-27-5103.00

Mail deed & tax bills to: Grantee(s) @ 1801 Andover Street, Winston Salem, NC 27107

This instrument was prepared by: A. Gregory Schell, Attorney *original To*

Brief Description for the index

Lot 1 of the Robert W. Bagby Property

NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR	GRANTEE
<p>ROCKY RIVER REMODELING LLC A North Carolina Limited Liability Company</p> <p>Grantor Address: 10811 John Russell Road Charlotte, NC 28213</p>	<p>JOSHUA LOGAN GEBHART</p> <p>Grantee Address: 1801 Andover Street Winston Salem, NC 27107</p>

Enter in appropriate block for each party: name, 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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows: **BEING KNOWN AND DESIGNATED as Lot 1 as shown on the map of the RUPERT W. BAGBY PROPERTY, as recorded in Plat Book 19, Page 8 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3791, Page 1657. A map showing the above described property is recorded in Plat Book 19, Page 8.

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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2024 AD VALOREM TAXES.

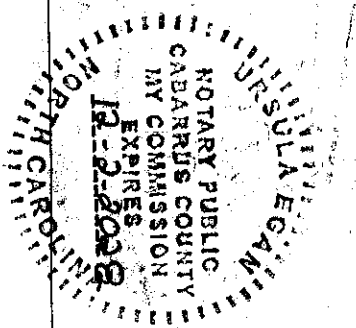
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed does NOT include the primary residence of Grantor. (Per NCGS §105-317.2)

ROCKY RIVER REMODELING LLC

By: Deborah Jill Price (SEAL)
DEBORAH JILL PRICE, Member Manager

SEAL-STAMP



STATE OF NORTH CAROLINA, COUNTY OF CABARRUS

I, Ursula Egan, a Notary Public of CABARRUS County and the aforesaid State, certify that DEBORAH JILL PRICE, either being personally known to me or proven by satisfactory evidence, who is a Member Manager of ROCKY RIVER REMODELING LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that she is a Member Manager of ROCKY RIVER REMODELING LLC and that as a Member Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes and in the capacity stated therein. Witness my hand and official stamp or seal, this the 20 day of August, 2024.

Ursula Egan
Notary Public Name:
My commission expires: Dec. 2, 2028