

2024037144 00001

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
11/01/2024 08:19:45 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3834
PG: 48 - 50

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: NTC

Parcel ID No. 6836-64-7942.000 & 6835-89-1662.000

Verified by _____ County on the ___ day of _____, 2024

By: _____

Mail/Box to: Grantee: GRANTEE

This Instrument was prepared by: Sarah I. Young, Law Office of Sarah Young, PLLC
2235-D Lewisville-Clemmons Road, Clemmons, NC 27012

NO TITLE SEARCH PERFORMED OR REQUESTED.

Brief description for the Index: 900 N Graham Ave & 1207 E 23rd St

THIS DEED made this 7 day of September, 2024, by and between

GRANTOR: B & B DEVELOPMENT SRQ LLC, a Florida Limited Liability
Company
5325 Ashton Ct
Sarasota, FL 34233

GRANTEE: RJB Property Solutions LLC, a Florida Limited Liability Company
8380 Olster Dr
North Point, FL 34291

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(s), for and in consideration of the sum of Ten Dollars (\$10.00) to them in hand paid, the receipt of which is hereby acknowledged, have

submitted electronically by "Law Office of Sarah Young, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

remised and released and by these present do remise, release, convey, and forever quitclaim unto the Grantee(s), their heirs and/or successors and assigns, all right, title claim and interest of the said Grantor(s) in and to a certain tract or parcel of land lying and being in the County of Davidson, and State of North Carolina, and more particularly described as follows:

FOR A FULL AND COMPLETE DESCRIPTION PLEASE SEE EXHIBIT "A" ATTACHED HERETO.

Grantor acquired the property hereinabove described by instrument recorded in Book 2188, Page 3176, and Deed Book 3809, Page 249, Forsyth County Registry.

BEING KNOWN AND DESIGNATED as Lot No. 1, as shown on the map of Lasley Forest, recorded in Plat Book 35, at Page 182, in the Office Of the Register Of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description. Title to the property hereinabove described is subject to the following exceptions, if any:

Any and all of public record.

Easements or right-of-ways of record or on ground appearing.


IN TESTIMONY WHEREOF, the Grantor(s) have duly executed the foregoing as the day and year first above written.

 (SEAL)
ROBERT BENNETT

State of Florida
SARASOTA COUNTY

I, Christine Cinelli, a Notary Public of SARASOTA County and State aforesaid, certify that Robert Bennett personally came before me this day and acknowledged that he is the Member/Manager of B&B DEVELOPMENT SRQ LLC, a Florida limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official seal/stamp, this 17 day of September, 2024.


Notary Public
Notary Public Printed Name: CHRISTINE CINELLI
My Commission Expires: 9-12-2025

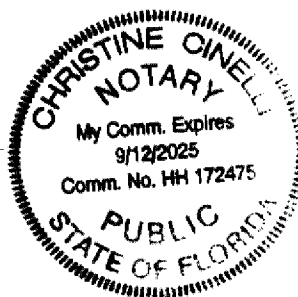


Exhibit "A"

Tract 1:

BEING KNOWN AND designated as Lot No. Seventy Nine (79) as shown on plat of Fairview, Plat of said property being recorded in Deed Book 90 at Page 589, and in Plat Book 8, at Page 91 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

Property address: 1207 East 23rd Street, Winston-Salem, NC 27105
Parcel ID: 6836-64-7942.000

Tract 2:

Said lot lying and being on the West side of Graham Street, being the Northwest corner of a lot at the intersection of Ninth Street with Graham Street, having a frontage on Graham Street 70 feet and of the same width extending back Westwardly between parallel lines a distance of 110 feet.

And being the same property conveyed by the Deed recorded at Book 3144 Page 1928 of the Forsyth County Registry.

BEING KNOWN AND DESIGNATED as Lots Number 254 and 101 as shown by and upon a map of North Cameron Park addition made by G. F. Hinshaw, Civil Engineer, in a January 1938 and of record in the Public Registry of Forsyth County, Plat Book 8 at Page 217, 8 sheets.

Also being known and designated as Block 434, Lot 254 and 101, Forsyth County Map.

NOTE: Corrective Affidavit recorded in Book 3209 at Page 1748 correcting the legal description.

Property Address: 900 N Graham Ave, Winston-Salem, NC 27107
Parcel ID: 6835-89-1662.000