

**2024043847 00236**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$172.00**

PRESENTED &amp; RECORDED

12/27/2024 03:04:26 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3842****PG: 2466 - 2469****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$172.00

Parcel Identifier No. 6844-11-5036.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, a licensed North Carolina attorney

*Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*

Brief Description for the Index: Lot 88, EASTON REVISED, PB 14, PG 23A (4)

THIS DEED made the \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between

GRANTOR	GRANTEE
<p><b>North Carolina Remodel Masters, Inc.</b>  <i>a North Carolina Corporation</i></p> <p>Grantor Address:          620 Guilford College Road, D          Greensboro, NC 27409</p>	<p><b>Miguel A. Ramirez</b></p> <p>Property Address:          1104 Louise Road          Winston-Salem, NC 27107</p>

*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 and incorporated by reference.**

The property herein described [ ] is or [X] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3836, Page 1473, Forsyth County Registry.

submitted electronically by "Orenstein Law PLLC"  
 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, rights of way, and other restrictions of record.

*(signatures to follow)*

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

North Carolina Remodel Masters, Inc., a North Carolina Corporation

By: Chris Collins, President (SEAL)  
Chris Collins, President

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, JENNIFER C. HADDAWAY, a Notary Public, certify that Chris Collins, President of North Carolina Remodel Masters, Inc. personally came before me this day and acknowledged that he/she is President of North Carolina Remodel Masters, Inc., a Corporation, and that he/she, as President, being authorized to do so, executed the foregoing on behalf of the Corporation.

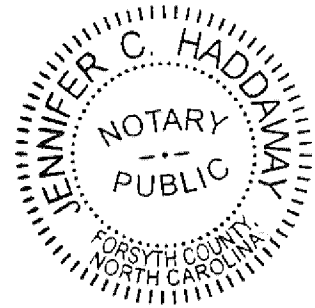
Witness my hand and official seal this 23<sup>RD</sup> day of DECEMBER, 2024.

Jennifer C. Haddaway

Official Signature of Notary

Printed or typed name of Notary JENNIFER C. HADDAWAY

My Commission Expires: 7/24/28



**Exhibit "A"**  
**Property of Miguel A. Ramirez**  
**1104 Louise Road**

BEING KNOWN AND DESIGNATED as Lot No. 88 as shown on the Map of EASTON REVISED, which is recorded in Plat Book 14, Page 23A (4) in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3836, Page 1473, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6844-11-5036.000 on the Forsyth County Tax Maps.