

2024044016 00142

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$136.00

PRESENTED & RECORDED
 12/30/2024 03:07:05 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3842**PG: 3395 - 3396**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$136.00

PARCEL IDENTIFIER NO. 6826-90-4244

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2024
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (Statewide Title, Inc.)

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
 BRIEF DESCRIPTION FOR THE INDEX: Block H Lot 19 Carver Crest

THIS DEED made this 27th day of December, 2024, by and between

GRANTOR	GRANTEE
RHM Holdings LLC	VPC Properties, LLC
Mailing Address 1029 Rundell St Winston-Salem NC 27101	Property Address: 1029 Rundell St. Winston Salem, NC 27101
	Mailing Address 1511 Guest St Greensboro, NC 27405

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 19, Block H, as shown on the Plat of **CARVER CREST** as recorded in Plat Book 10 at Page 171 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1029 Rundell St Winston-Salem NC 27101
Parcel ID: 6826-90-4244

All or a portion of the property herein conveyed (____) includes or (X) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3842 at Page 2992.

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.

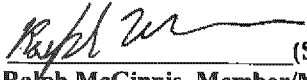
Submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

RHM Holdings LLC

 (SEAL)
Ralph McGinnis, Member/Manager

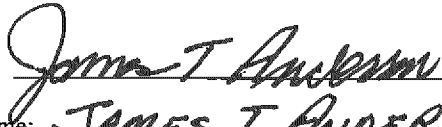
STATE OF NC

COUNTY OF LEE

I certify that **Ralph McGinnis**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed in behalf of **RHM Holdings LLC as its Member/Manager**

Witness my hand and Notarial stamp or seal this 27th day of December, 2014.

Notary Signature:



Notary's Printed Name:

JAMES T ANDERSON

My Commission Expires:

10-24-2029

