



2025006514 00084

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$120.00**

PRESENTED & RECORDED:  
 03-03-2025 01:28:25 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: TIMOTHY R WILLIAMS, ASST

**BK: RE 3851****PG: 58-60**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 120.00

Parcel Identifier No. 6836-74-2763.000 Verified by Forsyth County on the \_\_\_\_ day of \_\_\_\_\_, 2025

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

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 142 Fairview Heights, Andrews Addition

THIS DEED made this 27<sup>th</sup> day of February, 2025, by and between

GRANTOR

GRANTEE

RMBM, Inc., a North Carolina corporation

Preston Harris, married

Property Address: 1404 E. 23<sup>rd</sup> Street  
 Winston-Salem, NC 27105

140 Genoes Point Rd SW  
 Supply, NC 28462

Mailing Address: 1240 Yorkshire Rd  
 Winston-Salem, NC 27106

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

This property \_\_\_\_ is ☒ is not the primary residence of one or more of the Grantors.

For back title, see Book 3736, Page 718, Forsyth County Registry.

Original to: C. Holton


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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

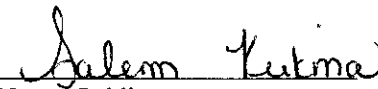
RMBM, Inc.

By:  (SEAL)  
Ronnie Nixon, President

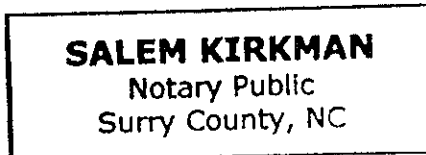
State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Ronnie Nixon.

Date: February 27, 2025

  
Notary Public

Salem Kirkman  
Print Name



My commission expires: 08/15/2028

Exhibit A

**Beginning at an iron stake on the south side of 23rd Street, said stake being Eastwardly 50 feet from the Southeast intersection of Claremont Avenue and 23<sup>rd</sup> Street, said stake also being the Northeast corner of Lot 1 on the hereinafter mentioned plat; thence southwardly 150 feet to an iron stake in an alley, the Southeastern corner of said Lot 1; thence Eastwardly 48 feet to an iron stake, said stake being 2 feet Westwardly from the Southeast corner of Lot 3 on the hereinafter mentioned plat; thence Northwardly 150 feet to an iron stake on the South side of 23<sup>rd</sup> Street, said stake being Westwardly 2 feet from the Northwest corner of Lot 3 on the hereinafter mentioned plat; thence along the south side of 23<sup>rd</sup> Street 48 feet to the place of BEGINNING, being known and designated as the greater portion of Lot 2 on the Map of FAIRVIEW HEIGHTS, ANDREWS ADDITION as recorded in Plat Book 3 at page 27A, in the Office of the register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description.**