

**2025006515 00085**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$160.00

PRESENTED & RECORDED:
 03-03-2025 01:28:25 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3851
PG: 61-63

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 160.00

Parcel Identifier No. 6834-16-2113.000 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 118 Bahnson Place

THIS DEED made this 27th day of February, 2025, by and between

GRANTOR

RMBM, Inc., a North Carolina corporation

140 Genoes Point Rd SW
 Supply, NC 28462

GRANTEE

Preston Harris, married

Property Address: 524 W. Devonshire Street
 Winston-Salem, NC 27127

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 720, Forsyth County Registry.

Original to: L. Holton

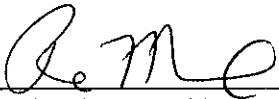
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

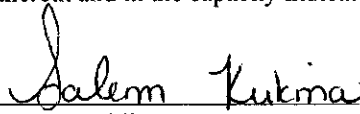
RMBM, Inc.

By:  (SEAL)
Ronnie Mixon, 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 Mixon.

Date: February 27, 2025


Notary Public

Salem Kirkman
Print Name

My commission expires: 08/15/2028

SALEM KIRKMAN
Notary Public
Surry County, NC

Exhibit A

BEING KNOWN AND DESIGNATED as Lot 118 on the plat of BAHNSON PLACE as recorded in Plat Book 1, Page 41 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.