

2025006661 00037

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$140.00

PRESENTED & RECORDED

03/04/2025 09:49:41 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3851

PG: 1030 - 1032

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$140.00**Parcel Identifier No.: 6836-84-2702.000**Brief description for index: **Lot 142, Fairview Heights, Andrews Addition to Fairlawn Plat #2**Mail deed/taxes after recording to Grantee: **1602 E. Twenty-Third Street, Winston Salem, NC 27105**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 27th day of February, 2025 by and between**GRANTOR:**

RMBM, INC. – A North Carolina Business
 Corporation

Address: 140 Genoes Point Road, SW
 Supply, NC 28462

GRANTEE:

MIRASLOV IVANOV and JULIA IVANOVA
 (a married couple)

Address: 1602 E. Twenty-Third Street
 Winston Salem, NC 27105

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 herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 3736, Page 718**, **Forsyth County Registry**.

"This instrument prepared by: **PATTI D. DOBBINS**, 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."

A map showing the above described property is recorded in Plat Book **8**, Page **88**, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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 "Patti D Dobbins, Attorney at 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.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

RMBM, INC.:

By: 

RONNIE MIXON

Title: President

<p>SEAL STAMP</p> <p>WENDY B. MILLER Notary Public Forsyth County, NC</p>	<p>STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u></p> <p>I, <u>Wendy B. Miller</u>, a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u>, do hereby certify that RONNIE MIXON personally came before me this day and acknowledged that he/she is President of RMBM, INC. and acknowledged, on behalf RMBM, INC., the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>27th</u> day of <u>February</u>, 2025.</p> <p>My Commission Expires: <u>10/8/2029</u> <u>Wendy B Miller</u> Notary Public</p>
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EXHIBIT "A"

LEGAL DESCRIPTION:

BEING KNOWN AND DESIGNATED as all of Lot 142 as shown on map of "FAIRVIEW HEIGHTS, ANDREWS ADDITION TO FAIRLAWN PLAT #2" as recorded in Plat Book 8 at Page 88 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.

PROPERTY ADDRESS: 1602 E. TWENTY-THIRD STREET, WINSTON SALEM, NC 27105
PARCEL ID #: 6836-84-2702.000