



2025010670 00078

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
\$150.00

PRESENTED & RECORDED:  
04-03-2025 12:05:53 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY

BK: RE 3856  
PG: 1299-1300

TAX Parcel No.: 6835-71-5019.000

PREPARED BY: David A. Wallace

Mail Deed and future Tax Bills To: Grantee at 140 Genoes Point Rd. SW, Supply, NC 28462

Excise Tax: 150.00

This conveyance does not include the Grantors' primary residence

NORTH CAROLINA

FORSYTH COUNTY

### WARRANTY DEED

THIS DEED made this 3 day of April, 20205, by **2<sup>nd</sup> Chance Residential. LLC** (hereinafter referred to as "Grantor") to **RMBM, INC** (hereinafter referred to as "Grantee").

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.

That the Grantor, for 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 together with improvements thereon described as follows:

**BEING KNOWN AND DESIGNATED** as all of Lot 416 as shown on the MAP OF COLUMBIA HEIGHTS EXTENSION as recorded in Plat Book 2 at Page 75 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.

Address: 1405 Gholson Street Winston-Salem, NC 27107

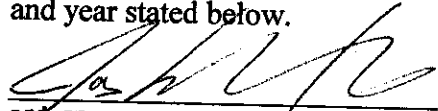
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee

Original to: David Wallace

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 herein above described is subject to the following exceptions: Easements and restrictions of record.

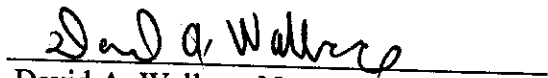
IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal as of the day and year stated below.

 Seal

**2<sup>nd</sup> Chance Residential, LLC Joshua Mixon, Member/ Manager**

STATE OF NORTH CAROLINA - County of Forsyth

I, David A. Wallace, a Notary Public of Forsyth County, State aforesaid certify that **Joshua Mixon** personally appeared before me this day and acknowledged the execution of the foregoing instrument and in the capacity indicated. Witness my hand and official stamp or seal, this 3 day of April, 2025.

  
David A. Wallace, Notary Public

My Commission Expires: 11/29/2029

Seal

