

**2025011474 00042**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$385.00**

PRESENTED & RECORDED  
 04/10/2025 10:04:36 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3857**  
**PG: 1343 - 1344**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$385.00Parcel Identifier No. 6846-70-5724.000Title Insurance Company: BCHH, Inc.Mail/Box to: ARMM Asset Company 2, LLC, a Delaware Limited Liability Company, 5001 Plaza on the Lake, Suite 200, Austin, TXThis instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209Brief description for the Index: LOT NOS. 32 AND 33 "SAM FULP PROPERTY"

THIS DEED made this 7<sup>th</sup> of April, 2025, by and between

GRANTOR	GRANTEE
<b>Alcia Delaney Edwards- Richards and Marlon Richards,            wife and husband</b>  <i>Mailing Address:</i> 1607 South Cochran Street Spokane, WA 99224	<b>ARMM Asset Company 2, LLC, a Delaware Limited Liability            Company</b>  <i>Mailing Address:</i> 5001 Plaza on the Lake, Suite 200 Austin, TX 78746  <i>Property Address:</i> 3644 Denver Street Winston-Salem, NC 27101

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 (\$192,500.00) 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 or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot Nos. 32 and 33, as shown on the Map of Sam Fulp Property as recorded in Plat Book 5, Page 95, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3428 Page 4021.

All or a portion of the property herein conveyed includes or XX does not include the primary residence of a Grantor.

submitted electronically by "Hankin & Pack, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 5, Page 95.

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, Restrictions and Right of Way of Record.  
Ad Valorem Taxes for Current Year

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

*Alcia Delaney Edwards-Richards*  
Alcia Delaney Edwards- Richards

*Marlon Richards*  
Marlon Richards

STATE OF WA  
COUNTY OF Spokane

I, *DALE REW*, Notary Public, do hereby certify that Alcia Delaney Edwards- Richards and Marlon Richards personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 7<sup>th</sup> day of April, 2025.

*DALE REW*  
Official Signature of Notary  
Printed or typed name of Notary *DALE REW - Notary Public*  
My Commission Expires: *12-10-26*

