

2025013355 00117FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$171.00PRESENTED & RECORDED
04/24/2025 01:45:46 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3859
PG: 2941 - 2943

This instrument prepared by: Samantha N. Smith of Citrin & Whitman, PA, 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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$171.00

Parcel Identifier No.: 6844-23-4513.000

Mail after recording to: Mario N. Herrera and Marina A. Herrera, 2743 Edinberg Drive, Winston-Salem, NC 27103

This instrument was prepared by: Citrin & Whitman, P.A., 22 Winston Street, Thomasville, NC 27360

Brief Description from the Index:

THIS DEED made this 24th day of April, 2025, by and between

GRANTOR	GRANTEE
RMBM, Inc., a North Carolina Corporation	Mario N. Herrera and spouse, Marina A. Herrera
140 Genoe's Point Road Southwest Supply, NC 28462	2743 Edinberg Drive Winston-Salem, NC 27103

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 Winston-Salem, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3348, Page 3055, Forsyth County Registry.

submitted electronically by "Citrin & Whitman, P.A."
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 1, Page 25, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

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

Restrictive Covenants and/or Rights of Way of record. Power, telephone and utility easements found of record or appearing upon ground. 2025 Ad Valorem taxes which are owing but not yet due and payable.

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

RMBM, Inc., a Corporation

By: Ronald D. Mixon
Ronald D. Mixon

STATE OF NORTH CAROLINA

COUNTY OF Brunswick

I, Marisa Eve, a Notary Public, certify that Ronald D. Mixon of RMBM, Inc. personally came before me this day and acknowledged that he is President of RMBM, Inc., a Corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 23rd day of April, 2025.

Marisa S Eve

Official Signature of Notary

Printed or typed name of Notary

Marisa S Eve

My Commission Expires: 4-11-2029



Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot 4 as shown on the Plat of C. H. BROWN PROPERTY as recorded in Plat Book 1 at Page 25 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6844-23-4513.000

Property Address: 1315 Houston Street, Winston-Salem, NC 27107