

2025014704 00155

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$220.00

PRESENTED & RECORDED

05/02/2025 03:51:00 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3861**PG: 2484 - 2486****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$220.00
Parcel ID:	6834-15-3741
Mail/Box to:	Bryan Rodriguez-Ramirez, 2504 Freeman Street, Winston Salem, NC 27127
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	Lots 17 & 18 of Bahnson Place Addition on PB 2-12

THIS GENERAL WARRANTY DEED ("Deed") is made on the _____ day of _____, 20____, by and between:

GRANTOR	GRANTEE
Belcher and Belcher Properties II LLC, a NC LLC PO Box 425 Knightdale, NC 27545	Bryan G. Rodriguez-Ramirez 2504 Freeman Street Winston Salem, NC 27127

Property Address: 2504 Freeman Street, Winston-Salem, NC 27127

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book RE 3676 Page 1922.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book _____ Page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Belcher and Belcher Properties II LLC, a NC LLC

Entity Name

By: [Signature]

Name: Sawand Belcher

Title: Member

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, William A. Mason, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 2nd day of May, 20 25 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Sawand Belcher as Member of Belcher and Belcher Properties II LLC, a NC LLC

Affix Notary Seal/Stamp

William A Mason
NOTARY PUBLIC
Guilford County
North Carolina
My Commission Expires April 16, 2028

[Signature]
Notary Public (Official Signature)

My commission expires: 4-16-28

EXHIBIT "A"

Fronting 100 feet on the West side of Freeman Street, and Being Known and designated as Lots 17 & 18, as shown on the Map of Bahnson Place Addition, as recorded in Plat Book 2, at Page 12, in the Office of the Register of Deeds of Forsyth County, North Carolina.