

**2025014972 00060**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$478.00**

PRESENTED & RECORDED  
 05/06/2025 12:13:58 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3861**  
**PG: 3921 - 3923**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$ 478**

Parcel Identifier No. \_\_\_\_\_ Verified by: \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box To: Grantee

This instrument prepared by: KENNETH S. LUCAS, JR, 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.

Brief description for the Index: **1620 Harrison Ave** \***WITHOUT TITLE EXAMINATION\***

THIS DEED made this 5<sup>th</sup> day of May 2025 by and between

Grantor	Grantee
Rankin Rd Dev LLC, A North Carolina Limited Liability Co 1852 Banking St. #29574 Greensboro, NC 27408	Alvin R. Bruce (unmarried) 1620 Harrison Ave. Winston-Salem, NC 27105

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3809, Page 3362.

A map showing the above described property is recorded in Plat Book \_\_\_\_ Page \_\_\_\_.

TO HAVE AND TO HOLD 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:

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

**Rankin Rd Dev LLC**

By: B. Narayan \_\_\_\_\_ (SEAL)  
 Title: President \_\_\_\_\_ (SEAL)

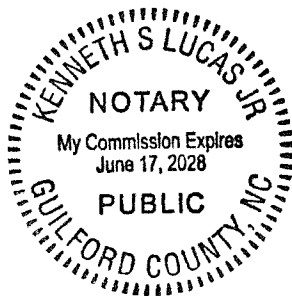
STATE OF NORTH CAROLINA – COUNTY OF Guilford.

I, the undersigned Notary Public of the County and State aforesaid, certify that NARAYANAN BAKTHISARAN personally came before me this day and acknowledged that he is the President of **Rankin Rd Dev LLC.**, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 5 day of May 2025.

My Commission Expires: 6/17/28

Kenneth S. Lucas Jr.  
 NOTARY PUBLIC  
 Printed Name: Kenneth S. Lucas Jr.



## Exhibit "A"

Beginning at an iron stake in the West line of Harrison Avenue; thence Westwardly 125 feet to an iron stake in the East line of an alley; thence Northwardly along the East line of said alley 50 feet; thence Eastwardly 125 feet to an iron stake in the West line of Harrison Avenue; thence Southwardly along the West line of Harrison Avenue 50 feet to the place of beginning and being known and designated as Lot No. 36, in Block 6, as shown on the Map of North Cherry Street Development, said plat being recorded in Book 4, Pages 54-55, in the Register of Deeds Office of Forsyth County, N. C. (Block 6 is the same block as Tax Block 1353).

Property Address: 1620 Harrison Avenue  
Winston-Salem, NC 27105

Parcel ID: 6826-83-6123.000