

2025017163 00141

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$260.00

PRESENTED & RECORDED
 05/21/2025 03:08:01 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3864
PG: 3341 - 3343

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$260.00

Parcel No.: 6838-60-6419

Mail To: S.L. Cox Law, PC, 201 Bellaris Street, Garner, NC 27529

This instrument was prepared by: S.L. Cox Law, PC (Insured with Keystone Title)

Brief description for the Index: Lot(s): 9,10,Parcel ID(s): 6838-60-6419

THIS DEED made this **14th day of May, 2025**, by and between:

GRANTOR	GRANTEE
Isabel Ramirez 5119 Old Rural Hall Rd Winston Salem, NC 27105 Property is <input type="checkbox"/> is not <input checked="" type="checkbox"/> primary residence of the grantor.	RHM Holdings LLC 105 Willow Ridge Dr Sanford, NC 27332 Property Conveyed: 5119 Old Rural Hall Rd, Winston Salem, NC 27105

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

SEE EXHIBIT A

The property hereinabove described was acquired by Grantor, see _____.

A Map showing the Property hereinabove described is recorded in **Book 10, Page 79**.

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:

General easements of record.

Restrictive covenants of record.

submitted electronically by "SL Cox Law PC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Ad valorem taxes now due and payable.

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

Isabel Ramirez
Isabel Ramirez

STATE OF North Carolina

COUNTY OF Forsyth

I, Briseida S. Engle, a Notary Public, do hereby certify that Isabel Ramirez personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 14th day of May, 2025

Briseida S. Engle
Printed Name: Briseida S. Engle
My Commission Expires: 09-11-27

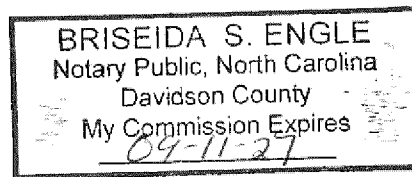


EXHIBIT A

BEING all of Lot #9 and #10 as shown on the plat of the property of the W.H. Cox Estate designated as the "DOWER TRACT" which is platted and recorded in Plat Book 10 at Page 79 in the Office of the Register of Deeds of Forsyth County, North Carolina, and fronting on the east side of the Old Rural Hall Road a distance of 60' each and extending back between parallel lines a distance of 187.4 feet on the north side and 193.9 feet on the south side of said lots