

**2025028426 00067**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$202.00**

PRESENTED & RECORDED  
 08/14/2025 01:09:54 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3879**  
**PG: 2745 - 2746**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$202.00

Parcel Identifier No. 6835-71-5019.000 Verified by Forsyth County on the \_\_\_\_ day of \_\_\_\_\_, 2025

By: \_\_\_\_\_

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 416 Columbia Heights Extension

THIS DEED made this 12 day of August, 2025, by and between

#### GRANTOR

**RMBM, Inc., a North Carolina corporation**

**140 Genoes Point Rd SW  
 Supply, NC 28462**

#### GRANTEE

**Marshall Rental Properties, LLC, a North Carolina  
 limited liability company**

**Property Address: 1405 Gholson Avenue  
 Winston-Salem, NC 27107**

**Mailing Address: 1431 Bridgton Road  
 Winston-Salem, NC 27127**

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as all of Lot 416 as shown on the map of Columbia Heights Extension as recorded in Plat Book 2 at Page 75 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

This property \_\_\_\_ is X is not the primary residence of one or more of the Grantors.

For back title, see Book 3856, Page 1299, Forsyth County Registry.

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

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002

Printed by Agreement with the NC Bar Association – 1981 - Chicago Title Insurance Company

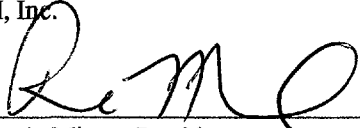
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

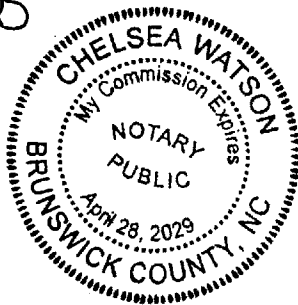
RMBM, Inc.

By:  (SEAL)  
Ronnie Mixon, President

State of North Carolina - County of Brunswick

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Ronnie Mixon.

Date: 8/12/2025



Chelsea Watson  
Notary Public

Chelsea Watson  
Print Name

My commission expires: 04/28/2029