



2017018596 00126

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT X
\$250.00

PRESENTED & RECORDED:
 05-15-2017 02:10:22 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3346
PG: 4063-4064

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:
\$250.00

Parcel Identifier No: 6813-83-4403.00 (Block 3974, Lot 006)
 Return after recording to: Porter Box 144
 Mail tax bills to Grantee: 4007 Sherman Drive, Winston Salem, NC 27127
 This instrument was prepared by: Robert W. Porter
 Brief description for the Index: Lot 6 DP Deshazo and George D. Brinkley, Jr.

THIS DEED made this 15th day of May, 2017, by and between,

GRANTOR	GRANTEE
GW PROPERTY SOLUTIONS, LLC A North Carolina limited liability company	ALEXANDRA E. SMITH Mailing Address: 4007 Sherman Drive, 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 that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

All of Lot 6, map of D.P. Deshazo and George D. Brinkley, Jr. as per plat recorded in Plat Book 18, Page 118, in the Forsyth County Registry.

Tax Parcel: 6813-83-4403.00 (Block 3974, Lot 006)
 Property Address: 4007 Sherman Drive, Winston Salem, NC 27127

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [], does not [] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3290, Page 1552, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 18, Page 118

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

GW Property Solutions, LLC

By: *Gina Dovel, manager* (SEAL)

By: _____ (SEAL)

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: GINA DOVEL, Managing Member, of GW Property Solutions, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 5/15/2017

Karen E. Jones, Notary Public
My Commission Expires: 11/4/2017

