

2021018796 00164

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$302.00

PRESENTED & RECORDED
04/13/2021 12:46:37 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3601
PG: 2357 - 2359

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 302

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument was prepared by Kenneth S. Lucas, Jr., Attorney at Law, 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.

THIS DEED made this 13th day of April 2021 by and between

GRANTOR

John Roger Baxter, and spouse
Janice Ann Baxter

GRANTEE

GW Property Solutions, LLC

Mailing Address:
1782 Deer Run Court
Oak Ridge, NC 27310
Property Address:
5778 Brookway Drive
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 and more particularly described as follows:

See attached Legal Description.

Submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book ____, Page ____, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book ____, Page ____, and referenced within this instrument.

The above described property does include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

John Roger Baxter (SEAL)
John Roger Baxter

By: _____
Title: _____

Janice Ann Baxter (SEAL)
Janice Ann Baxter

By: _____
Title: _____

(SEAL)

State of NC; County of Gulford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: John Roger Baxter, Janice Ann Baxter. Witness my hand and official stamp or seal, this the 13 day of April 2021.

My Commission Expires: 6/17/23

Kenneth S. Lucas Jr.
Notary Public

Print Notary Name: Kenneth S. Lucas Jr.

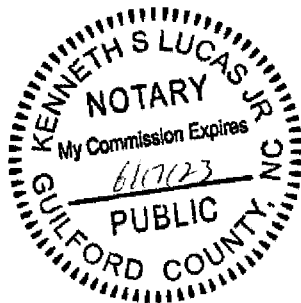


EXHIBIT "A"

BEGINNING at an iron stake in the Southern right-of-way line of Brookway Drive, said iron stake being located South 87 deg. 28 min. 34 sec. East 111.19 feet from an iron stake marking the Northeast corner of Lot 1, as shown on the Map of Country Club Annex, Section Two, as recorded in Plat Book 22, Page 86, Forsyth County Registry; running thence from said point of BEGINNING with the southern right-of-way line of Brookway Drive, South 87 deg. 28 min. 34 sec. East 79.89 feet to an iron stake marking the beginning of the curved intersection of Brookway Drive with Haweswater Road; thence with the curve of said intersection a chord course and distance of South 50 deg. 36 min. 01 sec. East 49.14 feet (arc distance of 49.77 feet) to an iron stake in the west right-of-way line of Haweswater Road; thence on a curve to the right a chord course and distance of South 13 deg. 01 min. 56 sec. West 140.19 feet (arc distance of 140.58 feet) to an iron stake; thence continuing with said right-of-way line, South 20 deg. 26 min. 00 sec. West 81.07 feet to an iron stake; thence North 69 deg. 34 min. 00 sec. West 72.20 feet to an iron stake; thence North 02 deg. 31 min. 26 sec. East 222.27 feet to an iron stake, the point and place of BEGINNING, containing 23,639 square feet in accordance with a survey made by Thomas W. Joyce, R.L.S., dated July 17, 1987. Said property being Tax Lot 7D, Block 2993, as presently shown on the Forsyth County Tax Maps, and being the same property as that conveyed to GTM Company as Tract Two in that certain Deed recorded in Book 1571, Page 238, Forsyth County Registry, less a small portion of the northeast corner now constituting a part of the intersection of Brookway Drive with Haweswater Road.

BEING THE SAME AND IDENTICAL property as described in Deed Book 1620, Page 1986, Forsyth County Registry.

JAB

SA