

2021020815 00138

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$381.00
 PRESENTED & RECORDED
 04/22/2021 01:55:41 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3604
PG: 375 - 377

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$381.00

Parcel Identifier No. 6838-27-3367.000 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Prepared by/ mail to: Iddings & Thacker, PLLC, 333 N. Greene Street, Ste. 406, Greensboro, NC 27401 (jsi/ssp)
 Brief description for the Index: 5778 Brookway Drive

THIS DEED made **April 22, 2021**, by and between

GRANTOR	GRANTEE
<p>GW Property Solutions, L.L.C., a NC Carolina Limited Liability Company</p> <p>Mailing Address: 1782 Deer Run Court Oak Ridge, NC 27310</p>	<p>Marcelino Daniel Chavez and Alexis Ashley Powell</p> <p>Joint Tenants With Right of Survivorship</p> <p>Mailing Address: 5778 Brookway Drive Winston Salem, NC 27105</p>

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 attached Exhibit A

The property hereinabove described was acquired by Grantor by instruments recorded in **Book 3601, Page 2357**.

A map showing the above described property is recorded in Plat Book _____, Page _____.

Does all or a portion of the property herein conveyed include the primary residence of a Grantor? **no**

This instrument prepared by Iddings & Thacker, PLLC, 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

submitted electronically by "Iddings & Thacker, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, restrictions and rights of way of record or affecting the above-described premises 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 Vance Dovel*
Gina Vance Dovel, CFO authorized agent

State of North Carolina, County of Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated thereing and in the capacity indicated: **Gina Vance Dovel, CFO authorized agent** .

Witness my hand and official seal this the 22 day of April, 2021.

[Signature]
Official Signature of Notary

(Official Seal)

Jeffrey S. Iddings
Printed or typed name
My commission expires: 11/20/2021

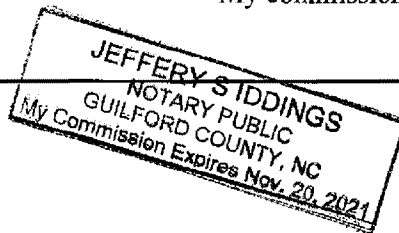


EXHIBIT "A"

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 89 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.