



2021057252 00255

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$3520.00

PRESENTED & RECORDED:
10-19-2021 04:48:10 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3649
PG: 710-711

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 3,520.00

Parcel Identifier No. 6829-40-6022.00 Forsyth County on the _____ day of _____, 20____
By: _____

Mail/Box to: Hatfield, Mountcastle, Deal, VanZandt and Mann, LLP - *original to*
This instrument was prepared by: Thomas C. Grella, McGuire, Wood & Bissette, PA, Asheville, NC
NO TITLEWORK REQUESTED OF, OR PERFORMED BY, PREPARER
Brief description for the Index: 150 Hanes Mill Court, Winston-Salem, 27105

THIS DEED made October 12th, 2021, by and between

GRANTOR

GRANTEE

GLS Enterprises, LLC
a North Carolina limited liability company
710 Woodland Ridge
Asheville, NC 28804

Bekee Ventures, LLC,
a North Carolina limited liability company
109 Long Circle
Roanoke Rapids, NC 27870

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 the County of Forsyth, North Carolina and more particularly described as follows:

Being known and designated as Lot 3 as shown on the map of Hanes Mill Pointe recorded in Plat Book 47 at page 180 in the office of the Register of Deeds of Forsyth County, North Carolina, and as described in Deed Book 2624, Page 4340, aforesaid county registry, reference to which is hereby made for a more particular description.

Grantor obtained title in Deed Book 3152, Page 72-73, Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or XX does not include the primary residence of a 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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Easements, restrictions and rights of ways of record and the line of 2021 county taxes.

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

GLS Enterprises, LLC , a North Carolina limited liability company

By: *Vicky Papakonstantinou*, Manager
Vicky Papakonstantinou, Manager

STATE OF NORTH CAROLINA, COUNTY OF BUNCOMBE

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: **Vicky Papakonstantinou, Manager.**

Dated: 10-12-2021

Suzanne G. Winkler
Printed Name: Suzanne G. Winkler
Notary Public

My commission expires: 11-05-2023

