

**2022016992 00225**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$104.00**

PRESENTED &amp; RECORDED

04/08/2022 02:31:24 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

**BK: RE 3687****PG: 2269 - 2271**


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 Mail deed and tax bills to Grantee: **2815 Shiloh Church Road, Winston-Salem, NC 27105**

Prepared by: N. Alan Bennett, a North Carolina licensed attorney  
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector  
 upon disbursement of closing proceeds.  
 Thomas and Bennett, Attorneys, 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$104.00

Brief description: <b>Property along Glenn Avenue</b>
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**GENERAL WARRANTY DEED**THIS DEED made this 8<sup>th</sup> day of April, 2022, by and between:

<b>GRANTOR:</b>  <b>HIGH QUALITY DETAILS, LLC,</b> <b>a North Carolina limited liability company</b>  Grantor address: P.O. Box 539 Welcome, NC 27374	<b>GRANTEE:</b>  <b>DAVID SCOT GWYN</b>  Grantee address: 2815 Shiloh Church Road Winston-Salem, NC 27105
The property conveyed does not include the primary residence of the Grantor.	

**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** which is hereby incorporated by reference.

Property Address: **3426 N. Glenn Avenue, Winston-Salem, NC 27105**

Submitted electronically by "Thomas and Bennett"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

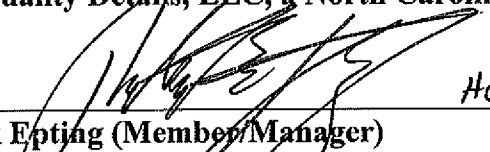
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

**High Quality Details, LLC, a North Carolina limited liability company**

 H&D \_\_\_\_\_ (Seal)  
**Patrick Epting (Member/Manager)**

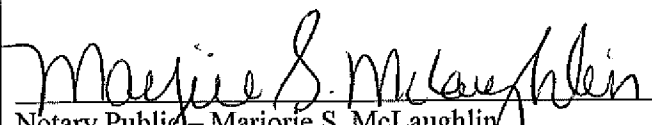
North Carolina, Forsyth County

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:

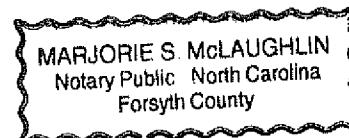
**Patrick Epting**

April 8, 2022

Place notary seal below this line:

  
 Notary Public - Marjorie S. McLaughlin

My Commission Expires: February 12, 2025



## EXHIBIT A

**David Scot Gwyn**  
**Property along Glenn Avenue**  
**3426 N. Glenn Avenue**

### **Property Description:**

**BEGINNING** at an iron stake in the west side of Bronton Street, the southeast corner of Lot J; and running southwardly 18.75 feet, more or less, to the edge of Glenn Avenue Extension; running thence southwestwardly with Glenn Avenue Extension 31.25 feet, more or less, to an iron stake, the northeast corner of Lot N; thence westwardly with the north line of Lot N 131.25 feet, more or less, to a stake; thence North with the east line of Lot 39, 50 feet to a stake; thence east with the south line of Lots L, K, and J, 150 feet to the place of **BEGINNING**,

There is conveyed herewith and this property is subject to the Joint Driveway Agreement recorded in Book 2273, Page 3999, Forsyth County Registry. (Note: A copy of the survey referenced in said agreement is attached to the agreement.)

Subject to the rights of way of Glenn Avenue and Hemlock Drive and further subject to the terms of the Judgment (boundary dispute) recorded in Book 834, Page 304, Forsyth County Registry.

This is the same property as described in Book 3083, Page 1696, Forsyth County Registry and is designated as Tax PIN 6837-40-3072.00 (Block 0989, Lot 000M) on the Forsyth County tax maps.