

**2022020349 00093**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$88.00**PRESENTED & RECORDED  
04/28/2022 12:17:19 PM**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY**BK: RE 3691****PG: 2640 - 2642****NORTH CAROLINA  
GENERAL WARRANTY DEED**Excise Tax: \$ 88

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by: Kenneth S. Lucas, Jr, a licensed North Carolina attorney. Delinquent taxes if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 28 day of April 2022 by and between**GRANTOR**Ricardo Douglas and spouse,  
Tracy Douglas**GRANTEE**GW Property Solutions, LLC  
Mailing address:  
1782 Deer Run Ct  
Oak Ridge, NC 27310Property Address:  
2021 Dellabrook Rd  
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 Exhibit A

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3010, Page 3415, 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 ☐ does not include the primary residence of the Grantor.

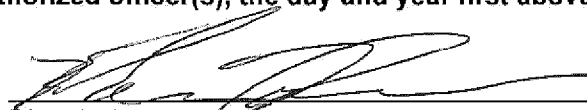
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

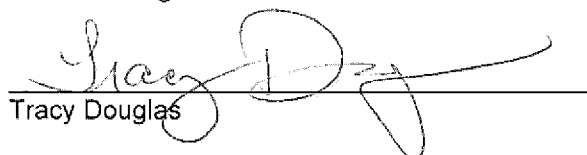
Title to the property hereinabove described is subject to the following exceptions:

**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)

 (SEAL)  
Ricardo Douglas

By: \_\_\_\_\_  
Title: \_\_\_\_\_

 (SEAL)  
Tracy Douglas

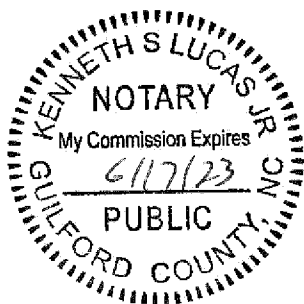
State of NC; County of Guilford

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: Ricardo Douglas and Tracy Douglas. Witness my hand and official stamp or seal, this the 28 day of April 2022.

My Commission Expires: 06/17/23

  
Notary Public

Print Notary Name: Kenneth S Lucas Jr.



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# Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687  
919.968.2200 | [invtitle.com](http://invtitle.com)

Commitment No.: 202212104G/RC

## SCHEDULE A (Continued)

5. The Land is described as follows:

BEGINNING at an iron stake on the south side of Mickey Mill Road, 150 feet east of the northeast corner of Lot No. 4, E.G. Shugart's corner, and running thence southwardly along E.G. Shugart's east line 282 feet more or less in the north line of Lot No. 10; thence eastwardly with the north line of Lot No. 10, 50 feet to an iron stake; thence northwardly 290 feet more or less to an iron stake in the south margin of Mickey Mill Road; thence westwardly with said road 52 feet to the place of beginning and being the eastern part of Lot No. 2 as shown on the plat of "Shady Mount" recorded in Register of Deeds of Forsyth County in Play book 3, page 24A (2).