

**2022032817 00082**

FORSYTH COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED

07/12/2022 11:55:27 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3706

PG: 1526 - 1528

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ NTC

Parcel Identifier No.: 6804-91-7643 (Block 2227, Lot 074); 6822-50-0221 (Block 3874, Lot 015R)

Return after recording to: Kangur &amp; Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 6050 Tumbleweed Trail, Clemmons, NC 27012

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney.

**No Title Search Requested or Performed**

Brief description for the Index: 2 Parcels – See Exhibit A

THIS DEED made this 29<sup>th</sup> day of June, 2022 by and between,

GRANTOR	GRANTEE
<b>GEORGIOS KALAMPALIKIS and wife ANASTASIA KALAMPALIKIS</b>	<b>GKAK PROPERTIES, LLC a North Carolina limited liability company</b>
Mailing Address: 6050 Tumbleweed Trail, Clemmons, NC 27012	Mailing Address: 6050 Tumbleweed Trail, Clemmons, NC 27012

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 Exhibit A attached hereto and incorporated herein by reference.**

Property Address: 6351 Hewes Lane Winston-Salem, NC 27103  
544 Friedberg Church Road, Winston-Salem, NC 27127

**The property does not include the primary residence of the Grantor.**


The property hereinabove described was acquired by Grantor by instruments recorded in Book 3489, Page 2903, and Book 3670, Page 1414, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 12, Page 10.

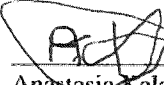
Submitted electronically by "Kangur & Porter, LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, 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.

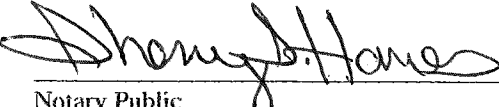
 (SEAL)  
Georgios Kalampalikis

 (SEAL)  
Anastasia Kalampalikis

State of North Carolina, County of Davidson

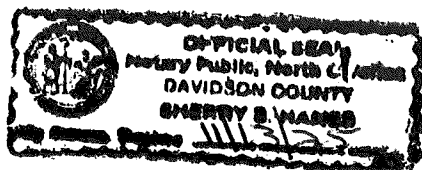
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Georgios Kalampalikis and, Anastasia Kalampalikis**

Date: 6/29/2022

  
Notary Public

Sherry S. Hanes  
printed or typed name of notary public

My Commission Expires: 11/13/25



## EXHIBIT A

Parcel 1:

**Being known and designated** as Lot Numbers 74,75, 76 and 77 as shown on the map of Portion of CLEARVIEW, SECTIONS ONE AND TWO, as recorded in Plat Book 12, Page 10, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6804-91-7643 (Block 2227, Lot 074)

Property Address: 3651 Hewes Lane, Winston-Salem, NC 27103

Parcel 2:

BEGINNING at a point in the southern edge of Fishel Road, a corner with Lot No. 16 as shown on the map of property of R.S. Sink, et al, said point being approximately 220 feet from the southwest intersection of Fishel Road and an unnamed 60 foot road; running thence southeastwardly along the eastern line of Lot No. 16, 260 feet to a point in the western edge of Lot No. 18; thence along the western edge of Lot No. 18, 110 feet in a northeastwardly direction to a point in the corner of Lot No. 14; thence along the western line of said Lot No. 14, 210 feet to the southern edge of Fishel Road; thence along the southern edge of Fishel Road in a southwestwardly direction 100 feet to the place of BEGINNING, being known as Lot No. 15 as shown on the map of the property of R.S. Sink, et al, Southfork Township, Forsyth County, North Carolina, prepared by J.E. Ellerbe, C.E., map of which is of record in the Office of the Clerk of the Superior Court of Forsyth County, North Carolina, in the special proceeding entitled R.S. Sink, Admr. Carrie C.N. Sink vs. Robert Samuel Sink, et al, No. 5172.

Tax Parcel Number: 6822-50-0221 (Block 3874, Lot 015R)

Address: 544 Friedberg Church Road, Winston-Salem, NC 27127