

2023002468 00083

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$271.00

PRESENTED & RECORDED
 01/25/2023 01:57:15 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3737
PG: 4372 - 4374

Mail deed and tax bills to Grantee: **4952 Old Walkertown Road, Winston-Salem, NC 27105**

Prepared by: N. Alan Bennett (Thomas and 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.
 116 S. Cherry Street, Suite C, Kernersville, NC 27284
 (No Title Search or closing requested or performed by Drafting Attorney)

Excise Tax: **\$271.00**

Brief description: **0.83 acres along Old Walkertown Road**

GENERAL WARRANTY DEED

THIS DEED made this 12 day of January, 2023, by and between:

<p>GRANTOR:</p> <p>GERALD JASON IBRAHAM (unmarried)</p> <p>Grantor address: 818 N. Quincy Street, Apt. 509 Arlington, VA 22203</p>	<p>GRANTEE:</p> <p>LYNETTE DIANE MCDOWELL and husband, DANNY EUGENE MCDOWELL</p> <p>Grantee address: 4952 Old Walkertown Road Winston-Salem, NC 27105</p>
<p>The property conveyed does not include the primary residence of the Grantor.</p>	

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: **4952 Old Walkertown Road, Winston-Salem, NC 27105**

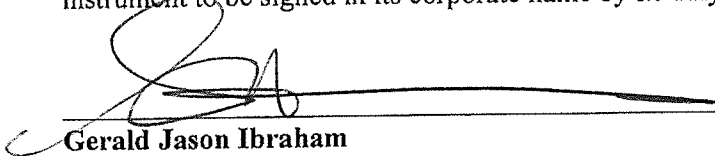
Submitted electronically by "Law Office of Thomas G. Jacobs"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

 (Seal)
Gerald Jason Ibrahim

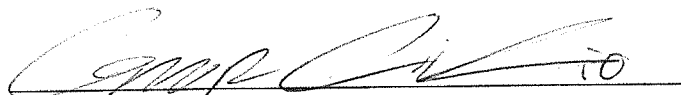
Virginia, Arlington County

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:

Gerald Jason Ibrahim

January 12, 2023

Place notary seal below this line:


Notary Public

Print/Type Name: Connor Ciuzio

My Commission Expires: 03/31/2025

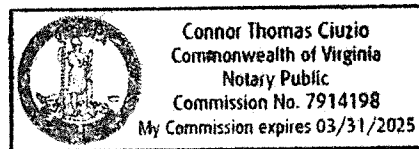


EXHIBIT A

Lynette Diane McDowell and husband, Danny Eugene McDowell
0.83 acres along Old Walkertown Road
4952 Old Walkertown Road

Property Description:

BEGINNING at an iron stake on the south side of a road, the northwest corner of Prince B. C. Ibrahim lot and the northeast corner of the old J.H. Grubbs lot; thence with the road South 88° East 70 feet to a stake, Johnson and Baynes' old corner; thence with their line South 20° 10' East 593.9 feet to a stake on the north side of the Walkertown Road; thence with said road South 69° 50' West 92 feet to a stake, a new corner; thence on a new line North 27° West 142 feet to a stake; thence North 21° West 337 feet to a stake near a pine in the old line; thence with the old line North 2° 40' East 155.5 feet to the BEGINNING; containing 1.44 acres, more or less, and being in all respects the same property as that described in deed to Perry P. Priddy and his former wife, Mildred Priddy recorded in Book 499, Page 136, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Save and except that property conveyed to Collins (0.24 acres) in Deed Book 747, Page 207 and that property conveyed to Autry (0.372 acres) in Book 1859, Page 308, Forsyth County Registry.

This is the same property as described in Book 3165, Page 4127, Forsyth County Registry and is designated as Tax PIN 6847-38-7533.00 (Block 3016, Lot 042C and 042F) on the Forsyth County tax maps. (This property contains approximately **0.83 acres** according to the Forsyth County tax maps.)