

2023026078 00128

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$58.00

PRESENTED & RECORDED
 08/01/2023 02:50:54 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3766

PG: 920 - 924

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$58.00**

Parcel Identifier No. 6847-96-2058 Verified by _____ County on the _____ day of _____, _____

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Gwynn, Edwards & Getter, PA 900 Ridgefield Dr, Ste 150, Raleigh, NC 27609

Brief description for the Index: Winnabow Road

THIS DEED made this 31 day of July, 2023 by and between

GRANTOR

**Calvin S. Watkins, Jr. and spouse,
 Lenor T. Watkins
 Andrea Bryant and spouse,
 Richard Bryant
 Albert Morgan, unmarried
 Tanya Crump and spouse,
 Reggie Crump**

**5415 Lynview Ave
 Baltimore, MD 21215**

GRANTEE

**Glenwood Homes LLC,
 a North Carolina limited liability company**

**Mailing Address:
 PO Box 90427
 Raleigh, NC 27675**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, and 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 City of Winson Salem, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING AT AN IRON STAKE IN THE WESTERN RIGHT OF WAY LINE OF WINNABOW STREET, THE SOUTHEAST CORNER OF LOT NUMBER 2 AS SHOWN ON THE PLAT OF COLLINGWOOD ESTATES RECORDED IN PLAT BOOK 28, PAGE 28 OF THE FORSYTH COUNTY REGISTRY, THENCE FROM SAID POINT OF BEGINNING AND WITH THE SOUTHERN LINE OF LOT 2, SOUTH 85° 54' WEST 200 FEET TO AN IRON STAKE, THENCE SOUTH 4° 16' WEST 100 FEET TO AN IRON STAKE THENCE SOUTH 85° 54' EAST 200 FEET TO AN IRON STAKE IN THE WESTERN RIGHT OF WAY LINE OF WINNABOW STREET, THENCE WITH SAID RIGHT OF WAY LINE, NORTH 4° 15' EAST 100 FEET TO AN IRON STAKE THE POINT AND PLACE OF BEGINNING. BEING THE NORTHERN ONE-HALF OF LOT 4 AS SHOWN ON THE PLAT OF COLLINGWOOD HAVEN RECORDED IN PLAT BOOK 26, PAGE 26 OF THE FORSYTH COUNTY REGISTRY.

Parcel # 6847-96-2058

Known as: 0 Winnabow Road, Winston Salem, NC 27105

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3115, Page 3454. See Estate File No. 21E2193

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 26, Page 26.

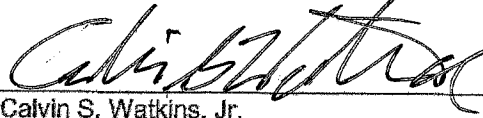
Submitted electronically by "Gwynn, Edwards & Getter, PA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

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


Calvin S. Watkins, Jr.

(SEAL) Darryle Anthony Edwards II
NOTARY PUBLIC
Baltimore County, Maryland
Comm. Expires June 14, 2025


Lenor T. Watkins

(SEAL) Darryle Anthony Edwards II
NOTARY PUBLIC
Baltimore County, Maryland
Comm. Expires June 14, 2025

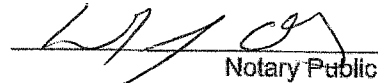
SEAL - STAMP

State of MARYLAND - County of BALTIMORE

I, the undersigned Notary Public of the County and State aforesaid, certify that Calvin S. Watkins, Jr. and Lenor T. Watkins personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp this 26TH day of JULY, 2023.

My Commission Expires:

06/14/2025


Notary Public

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

Andrea Bryant (SEAL)
Andrea Bryant

Richard Bryant (SEAL)
Richard Bryant

SEAL - STAMP

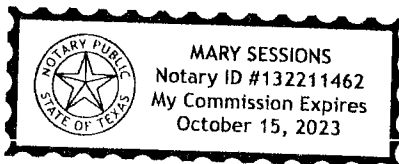
State of Texas - County of Denton

I, the undersigned Notary Public of the County and State aforesaid, certify that Andrea Bryant and Richard Bryant personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

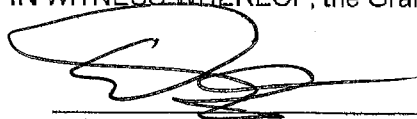
Witness my hand and Notarial stamp this 26 day of July, 2023.

My Commission Expires:
10/15/2023

Mary Sessions
Notary Public



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



(SEAL)

Albert Morgan


SEAL - STAMP

State of Maryland - County of Baltimore

I, the undersigned Notary Public of the County and State aforesaid, certify that Albert Morgan personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp this 25th day of July, 2023.

My Commission Expires:

5-10-2026


Notary Public

PAMELA C. WHYE
NOTARY PUBLIC, BALTIMORE COUNTY
STATE OF MARYLAND
My Commission Expires May 10, 2026

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

Tanya Crump (SEAL)
Tanya Crump

Reggie Crump (SEAL)
Reggie Crump

SEAL - STAMP

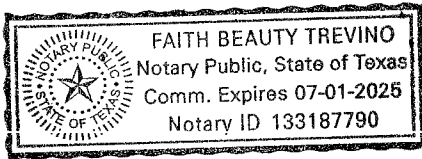
State of Texas - County of Bexar

I, the undersigned Notary Public of the County and State aforesaid, certify that **Tanya Crump and Reggie Crump** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp this 27 day of July, 2023.

My Commission Expires:

07-01-2025



[Signature]
Notary Public