



2023030818 00027

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

09-08-2023 09:47:48 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3771

PG: 4447-4449

### General Warranty Deed

Mail after recording to Khalilah Razzak, 2150 Nettlebrook Drive, Winston-Salem, NC 27106.

parcel ID: \_

6846-04-0959.00

This instrument prepared by Attorney John M. Harris of J. Harris Legal PLLC 500 W 5<sup>th</sup> St. STE 800 PMB 1041, Winston-Salem, NC 27101

Brief description for the index:

Easter Portion of Lots 1 through 6 Bowen Park

THIS DEED made this 8<sup>th</sup> day of September, 2023, by and between

GRANTOR	GRANTEE
Khalic Razzak 2150 Nettlebrook Drive Winston-Salem, NC 27106	Khalilah Lashae Razzak 2150 Nettlebrook Drive Winston-Salem, NC 27106

The collective designations of Grantor and Grantee as used within this document will include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

IN WITNESS WHEREOF, the said Grantors, for and in consideration of the sum of \$ 0 dollars and other consideration to them in hand paid, the receipt of which is hereby acknowledged, have remised and released and by these presents do remise and release, with general warranty covenants, unto the Grantee as the sole tenant, and his heirs and assigns all right, title, claim, and interest of the said Grantors in and to a certain tract or parcel of land lying and being in the County of Forsyth, and State of North Carolina, in Winston-Salem Township, and more particularly described as follows:

Original to: Khalilah Razzak

Beginning at a stake in the Southwest corner of East 24th Street and Manchester Street; running thence with the West line of Manchester Street with a chord South 6 degrees 15 minutes West 150.3 feet to a stake; running thence North 88 degrees 00 minutes West 77 feet to a stake; running thence North 1 degree 0 minutes East 150 feet to a stake in the South line of East 24th Street; -running thence With the South line of East 24th Street South 88, degrees 00 minutes East 90 feet to the place of Beginning. Being Lot Number One (1) as shown on the plat of "Property of E. V. Perrell, Jr." as surveyed and platted by J. E. Ellerbe, which plat is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 18, Page 41. Also being the Eastern portion of Lota lumbered One (1) through (6). Block 111" as shown on the map of Bowen Park, which map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 12, Page 92.

This conveyance is made and accepted subject to the following conditions and restrictions:

The properties in the Bowen Park subdivision shall be used for residential purposes only with the exception of lots numbered 37 to 44, both inclusive, in Block "B" which may be used for business purposes and lots Numbered 22 to 26, both inclusive in Block "H11 which may be used for recreational business purposes.

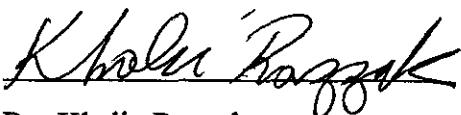
No residence can be erected on less than 2 lot units as shown on said map nor nearest the front lot lines than 35 feet and any residence erected in said subdivision shall cost not less than \$2500.00 exclusive of any garage or other outbuildings that may be erected in the rear of said residence.

Property Address: 2020 NE Twenty-Fourth St, Winston Salem, NC 27105

The property hereinabove described was acquired by the Grantor by instrument recorded in Deed Book 3024 on page 2171. A map showing the above-described property is recorded in Plat Book 18 at Page 41 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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever

IN TESTIMONY WHEREOF, Grantor has hereunto set their hand and seal the day and year first above written.



By: Khalic Razzak

Title: Grantor

**Grantor Acknowledgement**

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I Ryan Wall, a Notary Public of the aforesaid County and State, certify that Khalic Razzak, the Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 8<sup>th</sup> day of September, 2023.

My commission expires: October 14, 2023

Notary Public *Ryan Wall*

