

2023031131 00150

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$16.00

PRESENTED & RECORDED
09/11/2023 03:48:16 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3772
PG: 1825 - 1827

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$16.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6845-28-7146.000

Mail Tax Bills to: Grantee at 5249 Ivestone Lane, Winston-Salem, NC 27104

This instrument was prepared by William E. Rabil, Jr., a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds. No Title Search Requested or Performed.

THIS DEED made this 5th day of September, 2023 by and between

GRANTOR

ANDREW A. HOBSON, SR. and wife, MARGARET J. LAVINDER
P.O. Box 4700
Asheboro, NC 27204

MUHAMMAD BUILDERS, LLC, a North Carolina Limited Liability Company
5249 Ivestone Lane
Winston-Salem, NC 27104

The designation Grantors 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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto a fee simple interest, in all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described on attached Exhibit A.

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

Property Address: 0 Glenbrook Drive, Winston-Salem, NC 27101
PIN No. 6845-28-7146.000

All or a portion of the property hereinabove described was acquired by Grantors by instrument recorded in Book 3769, Page 1875, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 2, Page 19, and referenced within this instrument.

The above described property does not include the primary residence of the Grantors.

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.

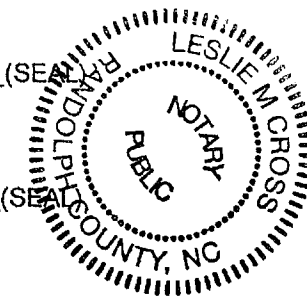
And the Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: all easements and restrictions of record, and ad valorem taxes for 2023 and subsequent years.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Andrew A. Hobson, Sr.
ANDREW A. HOBSON, SR.

Margaret J. Lavinder
MARGARET J. LAVINDER

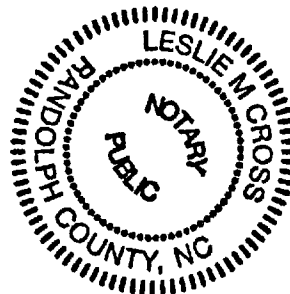


State of North Carolina, County of Randolph

I, Leslie M Cross a Notary Public, of the said County and State do hereby certify that on this 5 day September, 2023, before me personally appeared ANDREW A. HOBSON, SR. and wife, MARGARET J. LAVINDER, who proved to me by satisfactory evidence to be the persons who signed the foregoing document and acknowledged to me that they signed it voluntarily for its stated purpose.

Witness my hand and Notarial stamp or seal this 05 day of September, 2023.

Leslie M Cross
Notary Public
Leslie M Cross
Notary's printed or typed name



My Commission Expires: 09/26/2024

EXHIBIT A

Property Description

0 Glenbrook Drive, Winston Salem, NC 27101

BEGINNING at a drill hole in the Eastern right-of-way line of Glenbrook Drive (formerly Masten Street), the Northwest corner of Lot 77 and the Southwest corner of Lot 78 as shown on the plat of Masten Park, Plat Book 2, page 19, Forsyth County Registry; running thence with the Eastern right-of-way line of Glenbrook Drive North $03^{\circ} 16' 22''$ East 50.00 feet to an existing iron pin; running thence on a new line South $89^{\circ} 30' 00''$ East 97.02 feet to an existing rebar, and continuing on the same call a distance of 104.48 feet to a point in the East line of Lot 81 and the West line of Lot 82, Masten Park; running thence with line of said Lots 81 and 82 South $03^{\circ} 03' 27''$ West 50.03 feet to an existing iron pin, the Southeast corner of Lot 81, Masten Park; running thence with the South lines of Lots 81, 80, 79 and 78 North $89^{\circ} 29' 18''$ West 201.69 feet to a drill hole, the point and place of the BEGINNING.

Consisting of 0.23122 acre, more or less, and being also the southern portion of Lots 78, 79, 80 and 81, Masten Park, as shown on a survey for Muhammad Builders, LLC by Thomas A. Riccio & Associates dated 8/29/2023 and bearing Drawing No. 23359.

Being in all respects the same property as that conveyed in Deed Book 950, page 582, Forsyth County Registry. See also Estate File 96 E 1833, Forsyth County Clerk of Court.