

2023032642 00092

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

\$168.00

PRESENTED & RECORDED

09/22/2023 01:42:38 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3774

PG: 854 - 856

GENERAL WARRANTY DEED

Excise Tax: **168.00**

Tax Parcel ID No. **6836-37-8058.000** Verified by _____ County

on the ____ day of _____, 20____ By: _____

Mail/Box to: **115 Crowne Chase Drive, Apt #10. Winston-Salem, NC 27104**

This instrument was prepared by: Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: 2832 Ivy Avenue, Winston-Salem

THIS DEED, made this the **22nd** day of **September**, 20**23**, by and between

GRANTOR:

GKAK Properties, LLC

whose mailing address is _____

(herein referred to collectively as **Grantor**) and

GRANTEE: Crystal A. Grant

whose mailing address is 2832 Ivy Ave., Winston-Salem, NC 27105

(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3701, Page 1155, and being reflected on plat(s) recorded in Map/Plat Book 3, page/slide 25.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

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.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

GKAK Properties, LLC

By: Georgios Kalampalikis (SEAL)
Print/Type Name & Title: Georgios Kalampalikis

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

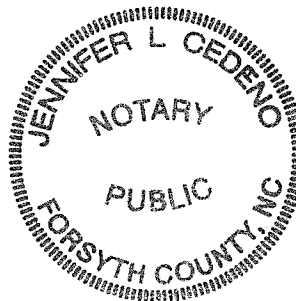
State of North Carolina
County of Forsyth

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Georgios Kalampalikis, Member/Manager of GKAK Properties, LLC
_____ [insert name(s) of principal(s)].

Date: 9/21/2023 Jennifer L Cedeno
Jennifer L. Cedeno Notary Public
Notary's Printed or Typed Name



My Commission Expires:
May 13, 2028

State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____
_____ Notary Public
Notary's Printed or Typed Name

My Commission Expires:

EXHIBIT A

Being known and designated at Lot no. 16, Block 23 as set out upon Map of Bon Air, a plat of which is recorded in Plat Book 3, Page 25 in the office of the Register of Deeds of Forsyth County, North Carolina.