

2023033397 00148

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$140.00

PRESENTED & RECORDED
09/28/2023 04:02:14 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3775

PG: 631 - 632

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$140.00**

Parcel Identifier No.: **6834-74-9490.000**

Mail/Box to: **The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101**

This instrument was prepared by: **Attorney Eric S. Ellison**

Brief description for the Index: **Lot No. 3, Block 14, Wachovia Development Co.**

THIS DEED made 28th day of September, 2023 by and between

GRANTOR	GRANTEE
GW CAPITAL FUNDING, LLC. (a North Carolina Limited Liability Company)	Jose Abundis
<u>Mailing Address:</u> 2205 K Oak Ridge, Suite 190 Oak Ridge, NC 27310	<u>Mailing Address:</u> 5830 Loradale Drive Kernersville, NC 27284
SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE	<u>Property Address:</u> 706 Glencoe Street Winston-Salem, NC 27107

The designation Grantor 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 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 Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as lot number 3, Block 14, as shown on the Map of Wachovia Development Co., as recorded in Plat Book 8, Page 81, in the Office of the Register of Deeds of

Submitted electronically by "The Ellison 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.

Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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.

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

GW CAPITAL FUNDING, LLC

Gina Vance Dovel (SEAL)
Name: Gina Vance Dovel
Title: Member/Manager

State of North Carolina)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Gina Vance Dovel as Member/Manager of GW CAPITAL FUNDING, LLC** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 23rd day of September, 2023.

My Commission Expires: 03-02-27

Notary Public: *Evelin Silva Bernat*

