

2024005324 00142

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$314.00

PRESENTED & RECORDED

02/21/2024 04:33:05 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3793

PG: 3849 - 3852

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: \$ 314Parcel Identifier No. 6846-04-0959.000 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: GranteeThis instrument was prepared by: Arnette Law Offices, PLLC, 3131 Rdu Center Drive, Suite 120, Morrisville, NC 27560Brief description for the Index: Lot 1 PB 18, PG 41 and Eastern Portion of Lots 1-6 PB 12, PG 92THIS DEED made this 2nd day of December, 2024 by and between**GRANTOR**

Khalilah Lashae Razzak, an unmarried individual and
 Khalic Razzak a/k/a Kahlic Razzak, Sr., and spouse,
 Daphne Smyre
 2150 Nettlebrook Drive
 Winston-Salem, NC 27106

GRANTEE

Mindy Rhodes, unmarried and
 Lonnie Rhodes, Jr., married
 as joint tenants with right of survivorship
 2020 E. Twenty-Fourth Street
 Winston-Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in or near the City/Town of Winston-Salem, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3771, Page 4447.

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 18, Page 41 and Plat Book 12, Page 92.

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.

Khalilah Lashae Razzak
Khalilah Lashae Razzak

BRANDEE R. HICKS
(SEAL) Notary Public, North Carolina
Rowan County
My Commission Expires
June 27, 2028

State of North Carolina - County or City of Rowan
I, the undersigned Notary Public of the County or City of Rowan and State
aforesaid, certify that Khalilah Lashae Razzak 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 or seal this 2nd day of December,
2023

BRANDEE R. HICKS
Notary Public, North Carolina
Rowan County
My Commission Expires
June 27, 2028

(Affix Notary Seal)

My Commission Expires: 6/27/28

Brandee R. Hicks
Notary Public
Brandee R. Hicks
Notary's Printed or Typed Name

Khalic Razzak (SEAL)
 Khalic Razzak a/k/a Kahlic Razzak, Sr.

Daphne Smyre (SEAL)
 Daphne Smyre

State of North Carolina - County or City of Rowan
 I, the undersigned Notary Public of the County or City of Rowan and State
 aforesaid, certify that Khalic Razzak a/k/a Kahlic Razzak, Sr. and Daphne Smyre 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 or seal this 31st day of
December, 2023.

BRANDEE R. HICKS
 Notary Public, North Carolina
 Rowan County
 My Commission Expires
 June 27, 2028

(Affix Notary Seal)

My Commission Expires: June 27, 2028

Brandee R. Hicks
 Notary Public
Brandee R. Hicks
 Notary's Printed or Typed Name

EXHIBIT A

All that certain lot, parcel of land or condominium unit situated in or near the City/Town of Winston-Salem, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

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 83 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 Lot Number One (1) through Six (6), Block III 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 II 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.