

2024019587 00081FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$600.00PRESENTED & RECORDED
06/17/2024 12:47:41 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3811
PG: 2932 - 2934

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

**NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: ~~#~~600.00

Parcel Identifier No. 6846-74-3938.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 17 day of June, 2024 by and between**GRANTOR****ALICIA IVEY BOWLES AND HUSBAND, THOMAS BRIAN BOWLES
1452 NORTH CHERRY STREET, APT. 112, WINSTON-SALEM, NC 27105****GRANTEE****TANISHA GEORGE AND BRANDON MICHAEL DENNIS
3185 SHAFTESBURY LANE, WINSTON-SALEM, NC 27105**

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 and more particularly described as follows:

SEE EXHIBI "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

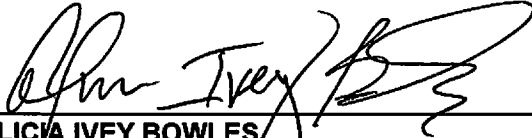
All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3570, Page 4134, Forsyth County Registry.


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

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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.


_____(SEAL)
ALICIA IVEY BOWLES


_____(SEAL)
THOMAS BRIAN BOWLES

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that they signed the foregoing document: **ALICIA IVEY BOLWES AND HUSBAND, THOMAS BRIAN BOWLES**. Witness my hand and official stamp or seal, this 17 day of June, 2024.

My Commission Expires:

CLINTON CALAWAY
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2028

Notary Public

Print Notary Name:

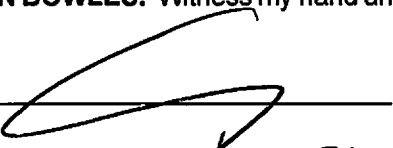




Exhibit "A"

BEGINNING at an iron stake lying in the east right of way line of Gwynevere Lane, said iron stake being located South 6° 47' West along the east right of way line of Gwynevere Lane 129.91 feet from an iron stake located in the south right of way line of Lancelot Drive; and running from said beginning point South 83° 13' East 185 feet to an iron stake; running thence South 6° 47' West 120 feet to an iron stake; running thence North 83° 13' West 185 feet to an iron stake located in the east right of way line of Gwynevere Lane; and running thence with the east right of way line of Gwynevere Lane North 6° 47' East 120 feet to an iron stake, the point and place of **BEGINNING**.

Being the same identical property acquired by Sheila Bowles Wright in Book 3461, Page 3732, Forsyth County Registry.