

2024021995 00172

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$40.00

PRESENTED & RECORDED
 07/03/2024 04:40:32 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
 BK: RE 3814
 PG: 3389 - 3391

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$40.00

Parcel Identifier No. 6836-93-8235.000

Verified by _____ County on the ____ day of _____, 20__

Mail/Box to: GRANTEE

This instrument was prepared by Southern Law Group, a validly existing North Carolina Law Firm, 7239 Pineville-Matthews Road, Unit 100, Charlotte, NC 28226

Brief description for the Index: Lots 73, 74 & 75 Overbrook

THIS DEED made this 3rd day of July, 2024, by and between Title Company: Tryon Title Agency, LLC

GRANTOR	GRANTEE
<p>Frederick Hunt, unmarried and William Gunn and spouse, Marlene Gunn</p> <p>Mailing Address: 2025 E 18th Street Winston Salem, NC 27105</p>	<p>Glabex Consortium, LLC, a North Carolina Limited Liability Company</p> <p>Situs Address: E 18th Street Winston-Salem, NC 27105</p> <p>Mailing Address: 4887 Hampton Oak Ct. Clemmons, NC 27012</p>

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 the City of _____, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lots 73, 74 & 75 Overbrook as same is shown on a map recorded in Plat Book 1 at Page 5A in the Forsyth County Register of Deeds. Plat made reference to for a more particular description of said Lots.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3340, Page 3644.

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 Book 1, Page 5A.

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:

Any and all valid and enforceable restrictions, conditions and covenants of record and the lien of ad valorem taxes.

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

Frederick Hunt (SEAL)
Frederick Hunt

(SEAL)

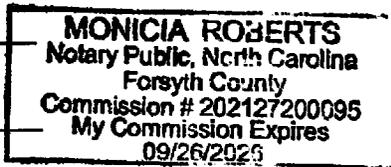
STATE OF North Carolina COUNTY OF Forsyth

I, Monica Roberts, a Notary Public of said County and State, do hereby certify that Frederick Hunt, unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

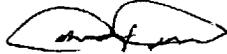
WITNESS my hand and official seal this the 29th day of JUNE, 2024.

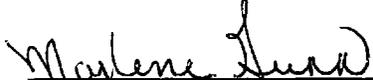
Monica Roberts
Notary Public

My Commission Expires: 9/26/24



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

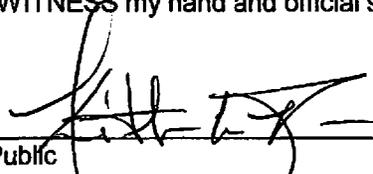
 (SEAL)
William Gunn

 (SEAL)
Marlene Gunn

STATE OF Georgia COUNTY OF DeKalb

I, Keith A. Rowe, a Notary Public of said County and State, do hereby certify that William Gunn and spouse, Marlene Gunn, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal this the 1 day of July, 2024.


Notary Public

My Commission Expires: March 23, 2026

Keith A Rowe
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires
03/23/2026