

2024033117 00155

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$114.00

PRESENTED & RECORDED

09/30/2024 03:49:16 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3828

PG: 3205 - 3207

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$114.00

Parcel Identifier No. 6836-92-6631.000

Mail after recording to: Grantee @ 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 30th day of September, 2024 by and between

GRANTOR

**GW PROPERTY SOLUTIONS, LLC
1782 DEER RUN COURT, OAK RIDGE, NC 27310**

GRANTEE

**CORY ROWDY AND SPOUSE, KENDRA L. ROWDY
MAILING ADDRESS: 6843 SALEM QUARTER ROAD, BELEWS CREEK, NC 27009
SUBJECT PROPERTY: 2021 DELLABROOK ROAD, 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 EXHIBIT "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 3691, Page 2840, Forsyth County Registry.

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

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.

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.

GW PROPERTY SOLUTIONS, LLC

By: *Gina Vance Dovel* (SEAL)
GINA VANCE DOVEL, MANAGER

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **GINA VANCE DOVEL, GW PROPERTY SOLUTIONS, LLC**. Witness my hand and official stamp or seal, this the 30 day of September, 2024.

My Commission Expires: 4/30/28

Clinton Calaway
Notary Public
Print Notary Name: *Clinton Calaway*

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

EXHIBIT A

BEGINNING at an iron stake on the south side of Mickey Mill Road, 150 feet east of the northeast corner of Lot No. 4, E.G. Shugart's corner, and running thence southwardly along E.G. Shugart's east line 282 feet more or less in the north line of Lot No. 10; thence eastwardly with the north line of Lot No. 10, 50 feet to an iron stake; thence northwardly 290 feet more or less to an iron stake in the south margin of Mickey Mill Road; thence westwardly with said road 52 feet to the place of beginning and being the eastern part of Lot No. 2 as shown on the plat of "Shady Mount" recorded in Register of Deeds of Forsyth County in Play book 3, page 24A (2).