

2025008570 00048

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$444.00

PRESENTED & RECORDED
 03/19/2025 11:18:41 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3853

PG: 2427 - 2429

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$444.00

Parcel Identifier No.: 6836-93-8371.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 202 Fair Oaks Lane, Winston-Salem, NC 27127

Brief Description from the Index: New Lot 2, East 18th Street

THIS DEED made this 19th day of March, 2025, by and between

GRANTOR	GRANTEE
Glabex Consortium, LLC, a North Carolina Limited Liability Company	Crystal R. Janello and Bryan J. Janello, a married couple
Mailing Address: 4887 Hampton Oak Court Clemmons, NC 27012	Property Address: 2040 E. Eighteenth Street, Winston-Salem, NC 27105
	Mailing Address: 5911 Evelyn Ln Pleasant Garden, NC 27313

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 __, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 3820, Page 1041, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 1, Page 5A, and referenced within this instrument.

Submitted electronically by "Stegall & Clifford, PLLC"
 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.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Glabex Consortium, LLC, a North Carolina Limited Liability Company

By: Anthony Okafor
Anthony Okafor, Managing Member

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, Laurie R Stegall certify that Anthony Okafor, Managing Member of Glabex Consortium, LLC personally came before me this day and acknowledged that he/she is Managing Member of Glabex Consortium, LLC, a Limited Liability Company, and that he/she, as Managing Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 19th day of March, 2025.

Laurie R Stegall
Official Signature of Notary

Printed or typed name of Notary

My Commission Expires: 4/16/25

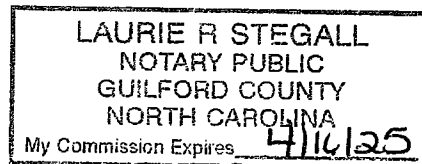


Exhibit "A"

Beginning at an existing iron pipe, on the southern right of way of E. 18" Street, said iron being the northwest corner of Lot 75 and the northeast corner of Lot 76, Map of Overbrook Subdivision as recorded in Plat Book 1 Page 5A. Thence with the southern right of way of E. 18" Street, North 84 Degrees, 10 Minutes, 38 Seconds East, 75.00 feet to a rebar set, the TRUE POINT OF BEGINNING. Thence continuing with right of way of E 18 Street North 84 Degrees, 10 Minutes, 38 Seconds East, 65.03 feet, to a rebar set; Thence 15.68 feet along a curve to the right with a radius of 10.00 feet, a chord bearing and distance of South 50 Degrees, 54 Minutes, 16 Seconds East, 14.12 feet, to a rebar set on the western right of way of Orlando Street; Thence western right of way of Orlando Street, South 5 Degrees, 59 Minutes, 10 Seconds East, 129.83 feet, to a rebar set, the southeast corner of Lot 73, and the northeast corner of lot 30 on the western right of way of Orlando street; Thence with the southern line of Lots 73 and Lot 74, the northern lines of Lots 92 and 91, South 84 Degrees, 10 Minutes, 38 Seconds West, 75.11 feet, to a rebar set on the southern line of Lot 74 and the northern line of Lot 91; Thence a new line North 5 Degrees, 56 Minutes, 30 Seconds West, 139.80 feet to the True Point Of Beginning containing 0.240 acres (10471.142 square feet), more or less, per survey by Timothy M Fulton, PLS dated July 10, 2024 designated as Job #8043.

Being all of Lot 73 and the eastern half of Lot 74, Map of Overbrook Subdivision as recorded in Plat Book 1 Page 5A. Also being the tract identified as New Lot 2 in Deed Book 320, Page 1041, Forsyth County Registry.

Parcel ID # 6836-93-8371.000

Property Address: 2040 E. Eighteenth Street, Winston-Salem, NC 27105