

**2022053362 00169**

FORSYTH COUNTY NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 12/01/2022 03:33:35 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA M THOMPSON, DPTY  
**BK: RE 3730**  
**PG: 4099 - 4100**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ NTC

Parcel Identifier No. \_\_\_\_\_ Verified by: \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box To: Grantee

This instrument prepared by: KENNETH S. LUCAS, JR, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: **2439 Stockton Street \*WITHOUT TITLE EXAMINATION\***

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THIS DEED made this 1st day of December 2022, by and between

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Grantor

Grantee

GW Property Solutions, LLC  
 1782 Deer Run Court  
 Oak Ridge, NC 27310

GW Holding Properties, LLC  
 1782 Deer Run Court  
 Oak Ridge, NC 27310

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Enter in appropriate block for each party: name, 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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Lot No. 175 fronting on the East side of Stockton Street, 50 feet, and of that width extending eastwardly 150 feet to an alley, as shown by the Central Terrace Company, recorded in the Office of the Register of Deeds of Forsyth County, NC, in Book 108, Page 556, and being the same property conveyed to General Realty Company by Keswick Corporation, Substituted Trustee, deed dated August 11, 1937, recorded in Forsyth County Registry.

Block: 1289 Lots: 175

Submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3693, Page 263

A map showing the above described property is recorded in Plat Book \_\_\_\_ Page \_\_\_\_.

TO HAVE AND TO HOLD 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:

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

GW Property Solutions, LLC

By: Gina Dovel  
Title: Manager

\_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)

STATE OF N.C. - COUNTY OF Guilford.

I, the undersigned Notary Public of the County and State aforesaid, certify that

Gina Dovel personally came before me this day and acknowledged that he is the MGR of GW Property Solutions, LLC and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 1st day of December 2022.

My Commission Expires: 11-12-2027

Angela S. Goedeck  
NOTARY PUBLIC  
Printed Name: Angela S Goedeck

