

2023005808 00085

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$330.00

PRESENTED & RECORDED
 02/23/2023 12:14:57 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON, DPTY
BK: RE 3741
PG: 3367 - 3369

Mail deed and tax bills to Grantee: **641 Sun Meadows Drive, Kernersville, NC 27284**

Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax
 collector upon disbursement of closing proceeds.
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$330.00

Brief description: **Part of Tract A, Westbrook, Section 2**

GENERAL WARRANTY DEED

THIS DEED made this 23rd day of February, 2023, by and between:

GRANTOR:	GRANTEE:
ROBERT F. GALKOWSKI (unmarried)	I BUY HOUSES, LLC, a North Carolina limited liability company
Grantor address: 7150 Kenbridge Drive Winston-Salem, NC 27102	Grantee address: 641 Sun Meadows Drive Kernersville, NC 27284

The property conveyed does include the primary residence of the Grantor.

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:

See attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **4950 Harrow Circle, Winston-Salem, NC 27103**

Submitted electronically by "Thomas and Bennett"
 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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Robert F. Galkowski (Seal)
Robert F. Galkowski (unmarried)

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Robert F. Galkowski

February 23, 2023

Place notary seal below this line:

Marjorie S. McLaughlin
 Notary Public – Marjorie S. McLaughlin
 My Commission Expires: February 12, 2025

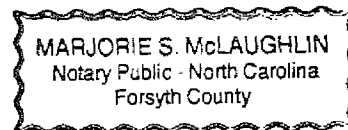


EXHIBIT A

**I Buy Houses, LLC
Part of Tract A, Westbrook, Section 2
4950 Harrow Circle**

Property Description:

BEGINNING at an iron in the northwest corner of Lot 97 as shown on the Map of WESTBROOK, SEC. 2, recorded in Plat Book 22, page 50, Forsyth County Registry, and running thence with the eastern margin of Lombardy Lane in a northerly direction 74.02 feet to the beginning of its intersection with Harrow Circle; running thence around the margin of said intersection on a curve to the right in a northeasterly direction 29.60 feet; running thence with the southern margin of Harrow Circle, North 67° 48' East 165 feet to an iron stake in the southern line of Harrow Circle; running thence South 22° 15' East 138.60 feet to an iron stake in the back property line of Lot #114; as shown on the Map of WESTBROOK, SECTION 1, recorded in Plat Book 21, page 17, Forsyth County Registry; running thence with the back line of Lot #114, South 62° 31' West 35.95 feet to an iron stake, the southwest corner of Lot #114 and the northwest corner of Lot #113, WESTBROOK, SECTION 1; running thence with Lot #113, South 3° 19' West 26 feet to an iron stake the northeast corner of Lot #97, WESTBROOK, SECTION 2; running thence with the north line of Lot #97, WESTBROOK, SECTION 2, North 86° 28' West 176.83 feet to an iron stake in the east margin of Lombardy Lane, the point and place of Beginning. Being the southwestern part of Tract A as shown on the Map of WESTBROOK, SECTION 2, recorded in Plat Book 22, page 50 in the Office of the Register of Deeds of Forsyth County, N. C.

The above described property is also described as follows:

All that certain tract or parcel of land situated in Winston-Salem Magisterial District, Forsyth County, North Carolina, containing 0.59 acres, more or less, known as "Westbrook" Tax Lot 1A, Tax Block 4009 (Deed Book 1231 @ Page 1786), lying on the corner of Lombardy Lane and Harrow Circle.
Source of Title: Book 2167 Page 292 (recorded 04/12/01).

This is the same property as described in Book 2804, Page 1836 and Book 3337, Page 2287, Forsyth County Registry and is designated as Tax PIN 6804-15-2660.00 (Block 4009, Lot 001A) on the Forsyth County tax maps. (This property contains approximately **0.62 acres** according to the Forsyth County tax maps.)