

**2017025839 00229**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$530.00**

PRESENTED & RECORDED  
06/29/2017 04:26:15 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: SANDRA YOUNG  
DPTY

**BK: RE 3355**  
**PG: 2223 - 2225**

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax: \$530.00**

**Tax Parcel Identification Numbers: 6825-40-1551.000**

**This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

**Return to: 2196 Gaston Street, Winston-Salem, NC 27103**

**Mail Tax Bill to: 2196 Gaston Street, Winston-Salem, NC 27103**

**Brief description for the Index: 0.25 acres, more or less, Lot 103, Block 1673**

THIS DEED made this 19 day of June, 2017 by and between

**GRANTOR**

ASHLEY B. CROWDER and husband,  
THOMAS R. CROWDER

5721 Bryant Avenue S.  
Minneapolis, MN 55419

**GRANTEE**

CHAD ALAN KLOEFKORN and wife,  
DELIA PONCE KLOEFKORN

2196 Gaston Street  
Winston-Salem, NC 27103

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

For back title reference, see the deed recorded in Book 3310, Page 1293, Forsyth County Registry.

THIS IS  OR IS NOT  THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2017 property taxes.

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

Ashley B Crowder (SEAL)  
ASHLEY B. CROWDER

Thomas R. Crowder (SEAL)  
THOMAS R. CROWDER

STATE OF North Carolina

COUNTY OF Forsyth

I, Darlene S. Rierson, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Ashley B. Crowder and husband, Thomas R. Crowder either being personally known to me or proven by satisfactory evidence (said evidence being NCDL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 19 day of June, 2017.

Darlene S. Rierson  
Notary Public  
Name: DARLENE S. RIERSON  
My Commission Expires: 12/26/2020

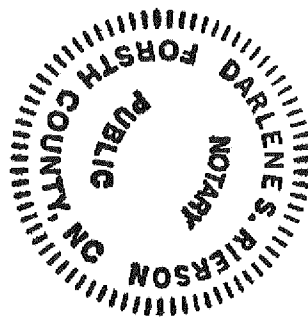


EXHIBIT "A"  
PROPERTY DESCRIPTION

BEGINNING AT AN IRON STAKE, SAID IRON STAKE BEING AT THE SOUTHEASTERN RIGHT OF WAY AT THE INTERSECTION OF IRVING AND GASTON STREETS; RUNNING THENCE SOUTH 87° 19' EAST 60 FEET ALONG THE SOUTHERN RIGHT OF WAY OF GASTON STREET TO AN IRON STAKE; THENCE SOUTH 02° 40' 20" WEST 180.12 FEET TO AN IRON STAKE; THENCE NORTH 87° 28' 35" WEST 60 FEET TO AN IRON STAKE LOCATED ON THE EASTERN RIGHT OF WAY OF IRVING STREET; THENCE NORTH 02° 40' EAST 180.29 FEET ALONG THE EASTERN RIGHT OF WAY OF IRVING STREET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.25 ACRES, MORE OR LESS, BEING LOT 103, BLOCK 1673 ON THE FORSYTH COUNTY TAX MAP AND BEING THE SAME PROPERTY AS SHOWN ON A MAP ENTITLED PROPERTY OF STEPHEN C. BOOTH AND WIFE, BARBARA B. BOOTH, DATED JUNE 11, 1990, PREPARED BY RICHARD PARKS BENNETT, SAID MAP BEING INCORPORATED HEREIN BY REFERENCE, AND BEING THE SAME PROPERTY AS SHOWN ON A MAP ENTITLED PROPERTY OF JERRY WAYNE NOBLE AND WIFE, JILLY HINKLEY-NOBLE PREPARED BY RICHARD PARKS BENNETT, DATED 4/23/92.