



202008249 00043
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 02-28-2020 09:38:29 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3510
PG: 1715-1716

Original to: *Julius Alembik*

Excise Tax: No taxable consideration

Tax Parcel Identifier No. 6816-70-7443.000

Mail after recording to: Ann E. Clein, 2856 Fairmont Road, Winston-Salem, NC 27106

This instrument was prepared by: Ann E. Clein

Brief description for the Index: 2856 Fairmont Road, Winston Salem, Forsyth County, North Carolina

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of this 26 day of Feb, 2020, by and between

GRANTOR	GRANTEE
<p>ANN E. CLEIN, widowed 2856 Fairmont Road Winston-Salem, NC 27106</p>	<p>ANN EISENBERG CLEIN, TRUSTEE OF THE ANN EISENBERG CLEIN AMENDED AND RESTATED REVOCABLE TRUST AGREEMENT DATED May 22, 2002, AS AMENDED AND RESTATED DATED February 6, 2018 2856 Fairmont Road Winston-Salem, NC 27106</p>

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

Lot 19, Block, 8, on the map showing a portion of Merry Acres, recorded in Plat Book 23, at page 124, in the office of the Register of Deeds of Forsyth County, North Carolina.

This conveyance by Grantor to Grantee is being made to a trust controlled by Grantor and no separate consideration in property or money has been paid or will be due in connection with this conveyance. No revenue or excise stamps are required for recording this deed pursuant to N.C.G.S. §105-228.29 [See also Attorney General Opinion 43 N.C.A.G. 79 (1973)].

The property hereinabove described was acquired by Grantor by instrument(s) recorded in Book 0985, Page 659, Forsyth County Registry.

All or a portion of the property herein conveyed does include the primary residence of Grantor.

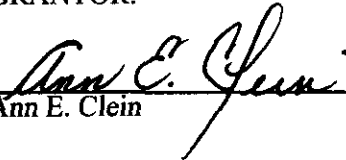
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 tide against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

- 1. Ad valorem taxes for 2020 and subsequent years.
- 2. Easements, rights-of-way, covenants, restrictions and other matters of record.

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

GRANTOR:

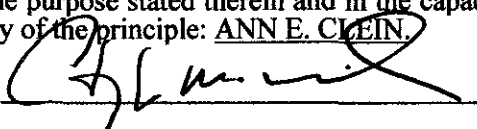


 Ann E. Clein

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I certify the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated and that I have personal knowledge of the identity of the principle: ANN E. CLEIN

Date: 2/26/2020



 CHRISTOPHER M. WILSON, Notary Public
 (print name)

(official seal)

My commission expires: 09/01/2021

Christopher M Wilson
 NOTARY PUBLIC
 Davidson County, NC
 My Commission Expires 09-01-2021