

2020025252 00258FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$596.00**

PRESENTED & RECORDED

06/19/2020 03:57:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3532**PG: 818 - 819****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 596.00

Parcel Identifier No.: 6825-40-1551 (Block 1673, Lot 103)

Mail tax bills to Grantee: 2196 Gaston Street, Winston-Salem, NC 27103

This instrument was prepared by: T. Thomas Kangur, 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: .25 acres +/-, Gaston St.

THIS DEED made this 19th day of June, 2020, by and between,

GRANTOR	GRANTEE
<p style="text-align: center;">CHAD ALAN KLOEFKORN and wife, DELIA PONCE KLOEFKORN</p> <p style="text-align: center;">Mailing Address:</p>	<p style="text-align: center;">NIKHIL ALAN CRAIN (unmarried); and STEVEN ROBERT CRAIN and wife, NEETA AMBE-CRAIN as joint tenants with right of survivorship</p> <p style="text-align: center;">Mailing Address: 2196 Gaston Street, Winston-Salem, NC 27103</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 Forsyth County, North Carolina and more particularly described as follows:

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.

Property Address: 2196 Gaston Street, Winston-Salem, NC 27103


The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3355, Page 2223, Forsyth County Registry.


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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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



(SEAL)
Chad Alan Kloefkorn

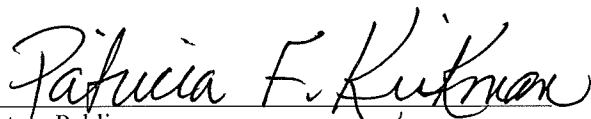


(SEAL)
Delia Ponce Kloefkorn

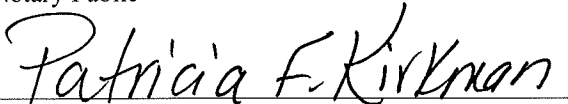
State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: **Chad Alan Kloefkorn and Delia Ponce Kloefkorn.**

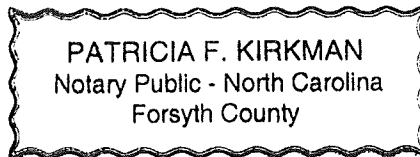
Date: 6-19-2020



Notary Public



printed or typed name of notary public



My Commission Expires: 5-29-24