

2020045817 00001

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$296.00
PRESENTED & RECORDED
10/13/2020 08:12:58 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3558
PG: 1555 - 1557

Submitted electronically by "Newman & Newman Attorneys 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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 296.00

Parcel Identifier No. 6836-02-6601.000 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: GRANTEE:

This instrument was prepared by: Jenna Bass, Attorney at Law, 304 East Jones St. Raleigh, NC 27601

Brief description for the Index: LOT Lots 5 and 6A Clark Street,

THIS DEED made this 9th day of October, 2020, by and between

GRANTOR

Robert Loudermilk and wife,
Sandra Loudermilk
2921 Weatherfield Dr.
Lincolnton, NC 28092

GRANTEE

Sandro Jehsner, unmarried; and
Kevin Klevenz, unmarried
Property: 1421 Clark Ave.
Winston Salem, NC 27105

Mailing: 172 Bells Crossing Dr.
Mooresville, NC 28117

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

See Attached

Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2250 page 1153.

All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 3 page 32 .

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, Restictions, and Rights of Way of Record. Subject to all 2020 ad valorem taxes not yet due and payable.

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

By: _____ (Entity Name) Print/Type Name: Robert Loudermilk (SEAL)
By: _____ Print/Type Name: Sandra Loudermilk (SEAL)
By: _____ Print/Type Name: _____ (SEAL)
By: _____ Print/Type Name: _____ (SEAL)

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Robert Loudermilk and Sandra Loudermilk personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 9th day of October, 2020.

My Commission Expires: September 19, 2022 (Affix Seal)



Cecil Bell, Jr. Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 9th day of _____, 20____.

My Commission Expires: September 19, 2022 (Affix Seal)

Cecil Bell, Jr. Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such 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 _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal)

Notary Public
Notary's Printed or Typed Name

Exhibit A**ATTACHMENT**

BEGINNING at a point on the East side of Clark Street in the city of Winston Salem and North of the Northeast intersection of Ridge Street (now 14th Street) and Clark Street and being a corner of Lots No. 4 and 5; running thence along the East side of Clark Street 60 feet to the Southwest corner of Lot 6B; thence East along the South side of Lot 6B 120 feet to an alley 60 feet to the corner of Lots No. 4 and 5; thence along the line of Lot 4 Westwardly 120 feet to the place of beginning, being Lot 5 and the Southernmost 10 feet of Lot 6 as shown on the "Revised Map Showing Subdivision in Part of the W.F. Snipes Estate" dated March 1992 made by J.W. Pugh, engineer, and traced and revised by J.E. Ellerbe, C.E. under date of October 1923 recorded in Plat Book 3, Page 32 in the Office of the Register of Deeds of Forsyth County, North Carolina. Being a portion of Tract 8 in Deed Book 720, Page 58 (see Deed Book 781, Page 98), also being know an Lots 5 and 6A, Block 944 on the Forsyth County tax map as presently constituted.