

2020046010 00193

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$400.00
PRESENTED & RECORDED
10/13/2020 04:06:23 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY
BK: RE 3558
PG: 2803 - 2805

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$400.00

Recording Time, Book and Page

Tax Map No. 6887-86-7792

Parcel Identifier No.

Mail after recording to: GRANTEE: 2560 Gunstock Drive, Kernersville, NC 27284

This instrument was prepared by: CHANDLER & SCHIFFMAN, PA

THIS DEED made this 8th day of October, **2020** by and between

GRANTOR

Margaret Amanda Conrad Dunkelberger and spouse, John Gilbert Dunkelberger

GRANTEE

Kathleen Belchik (unmarried)

2560 Gunstock Drive, Kernersville, NC 27284

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 and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3294 Page 2003, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 28 Page 19 and referenced within this instrument.

The above described property does does not include the primary residence of the 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 title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Margaret Amanda Conrad Dunkelberger
(SEAL)

Margaret Amanda Conrad Dunkelberger

J. Gilbert Dunkelberger
(SEAL)
John Gilbert Dunkelberger

NORTH CAROLINA GUILFORD COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Margaret Amanda Conrad Dunkelberger and spouse, John Gilbert Dunkelberger

Witness my hand and official stamp or seal, this the 9th day of October, 2020.

My Commission Expires: Nov 29 2020

Notary Public

Print Notary Name: Adelia T. Bunn

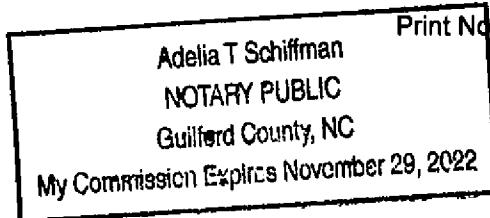


EXHIBIT A

Tract 1:

BEGINNING at an iron stake located in the southwest right of way line of Gunstock Drive, said iron stake also being located at the southeast corner of Joseph A. Crowder and wife, Deborah H. Crowder property; running thence from said beginning point with the southwest right of way line of Gunstock Drive, South 28 degrees 09' East 107.0 feet to an iron stake; running thence South 60 degrees 48' 30" West 196.04 feet to an iron stake; running thence North 29 degrees 06' West 110.0 feet to an iron stake, said iron stake being located at the southwest corner of said Crowder Property; running thence with the Crowder Property, North 61 degrees 41' East 197.83 feet to the point and place of Beginning. Also being part of Lot 21B, Block 5414, Kernersville Township as shown on Forsyth County Tax Maps and being Lot 44 of Bethel Forest, Section Two, as shown on a plat recorded in Plat Book 28, Page 19, in the Office of the Register of Deeds of Forsyth County, NC.

Together with a permanent non-exclusive easement to use the roads as shown on said unrecorded plat of Bethel Forest, Section No. 2, said roads being as shown on said plat and also being as they are now located upon the ground.

Parcel ID: 6887-86-7757.00

Tract 2:

BEGINNING at an iron stake located in the west right of way line of Gunstock Drive, said iron stake being located at the northeasternmost corner of the Steven L. Bryant and wife, Donna C. Bryant property described in Deed Book 1230, page 27; running thence from said beginning point with said Bryant property South 59 degrees 19' West 193.0 feet to an iron stake; running thence North 29 degrees 06' West 110.0 feet to an iron stake located at the present southwest corner of property owned by the grantee as described in Deed Book 1261, page 67 in the Office of the Register of Deeds of Forsyth County, NC; running thence with the property of the grantees, North 60 degrees 48' 30" East 196.04 feet to an iron stake located in the west right of way line of Gunstock Drive; running thence with the west right of way line of said drive, South 28 degrees 09' East 60.0 feet and a chord distance of South 26 degrees 25' East 45.0 feet to the point and place of Beginning. Also being designated as Lot number 45 as shown on an unrecorded plat of Section 2 of Bethel Forest, as made by Bennett Surveying Co., dated January 1979, which plat is recorded in Plat Book 28, Page 19 in the Office of the Register of Deeds of Forsyth County, NC.

This conveyance is made subject to Restrictive Covenants recorded in Deed Book 1130, page 267 in the Office of the Register of Deeds of Forsyth County, NC.

Parcel ID: 6887-86-8607.00