

2021012772 00196

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$250.00
 PRESENTED & RECORDED
 03/15/2021 02:21:18 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3593**PG: 4452 - 4454**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$250.00

Parcel Identifier No. 6817-66-0107.000 Verified by Forsyth County on the ____ day of _____, 2021

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., 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.

Brief description for the Index: Part Lots No. 35 & 37, George Hodgin Estate

THIS DEED made this 12 day of March, 2021, by and between

GRANTOR

Brian E. Gass and wife, Lori S. Stephens

GRANTEE

Aaron Gersonde and wife, Kerry Gersonde

Property Address: 4505 Old Town Drive
 Winston-Salem, NC 27106

Mailing Address: 192 Cherrybrook Lane
 Boone, NC 28607

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.This property ___ is X is not the primary residence of one or more of the Grantors.

For back title, see Book 3240, Page 2076, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

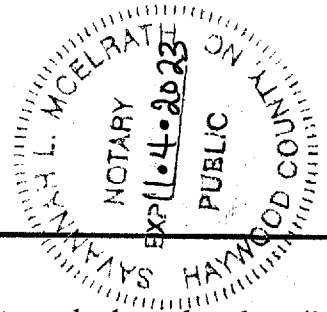
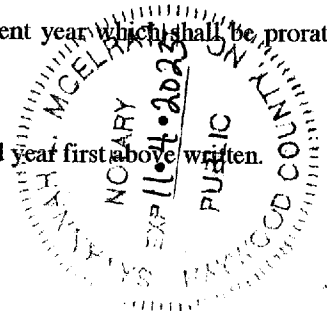
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Brian E. Gass (SEAL)
Brian E. Gass

Lori S. Stephens (SEAL)
Lori S. Stephens



State of North Carolina - County of Haywood

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 therein and in the capacity indicated: Brian E. Gass and Lori S. Stephens.

Date: 3/10/2021

Savannah L. McElrath
Notary Public

Savannah L. McElrath
Print Name

My commission expires: 11.4.2023

Exhibit A

BEGINNING at a point in the east line of Old Town Drive, the southwest corner of Lot No. 39, and running thence southwardly along the east line of said drive a distance of 170.5 feet to the northeast corner of the intersection of said drive and a road leading northeastwardly to Old Town Cemetery; thence northeastwardly along the north line of said road a distance of 242.3 feet to a point where the south line of Lot no. 39 intersects with said road; thence westwardly along the south line of Lot 39 a distance of 176.3 feet to the place of **BEGINNING**, and being known and designated as parts of Lots no. 35 & 37 as shown on the plat of the property of George Hodgin Estate as recorded in Plat Book 14, at Page 15 in the Office of the Register of Deeds of Forsyth County, North Carolina.