

2021017471 00004FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$80.00PRESENTED & RECORDED
04/07/2021 08:12:32 AM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST**BK: RE 3599****PG: 3987 - 3988****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 80.00

Parcel Identifier No.: 5866-41-0038 (Block 4441, Lot 001A)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 4986 Beckel Road, Winston-Salem, NC 27127

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: 1.613 acres +/-, Dalton Road

THIS DEED made this 6 day of April, 2021 by and between,

GRANTOR	GRANTEE
ALEENA VIEYRA (unmarried)	ANTHONY KROFCHIK and wife, REBECCA KROFCHIK
Mailing Address: 1011 Brookway West Court, Lewisville, NC 27023	Mailing Address: 4986 Beckel Road, Winston-Salem, NC 27127

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 a iron pipe found along Misty Creek Road, a private road, said pipe being South 30 degrees 51' 33" East 301.22 feet from an iron pipe found in the northeast corner of the Nuri Llanaj and Lejda Llanaj property (now or formerly, Deed Book 3426 Page 2244, Forsyth County Registry); running thence the following courses and distances: 1. South 84 degrees 22' 26" East 722.03 feet to a calculated point found in Dalton Road, a 60 foot public right of way; thence South 29 degrees 18' 35" East 52.43 feet to a calculated point in Dalton Road; thence South 26 degrees 01' 35" East 52.43 feet to a calculated point in Dalton Road; thence North 85 degrees 16' 13" West 772.36 feet to an iron rod set; thence North 01 degrees 26' 09" East 99.97 feet to an iron pipe found, also the point and place of beginning and containing 1.613 acres more or less according to a survey for Aleena Vieyra by Accurate Surveying, PLLC dated December 19, 2019, Job Number 10862, reference to which is hereby made for a more particular description.

Property Address: 0 Dalton Road, Lewisville, NC 27023

submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3513, Page 2439, 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.

Aleena Vieyra (SEAL)
Aleena Vieyra

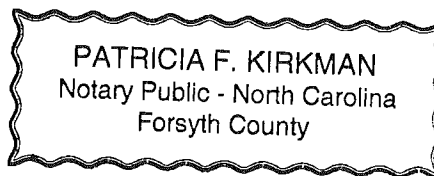
State of North Carolina, County of Forsyth

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: **Aleena Vieyra.**

Date: 4-6-21

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5-29-24