

2021031679 00306

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$30.00
PRESENTED & RECORDED
06/14/2021 04:54:24 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3617
PG: 3196 - 3199

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$30.00

Parcel Identifier No.: **6834-86-7928.000** Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee 620-D Guilford College Rd Greensboro NC 27409

This instrument was prepared by: Goins Law, 2212 Eastchester Dr, Ste E-1, High Point, NC 27265

Brief description for the Index: _____

THIS DEED made this 14 day of June, 2021, by and between

GRANTOR	GRANTEE
<p>JOSHUA DANIEL DONOVAN, Trustee of the CROWDER IRREVOCABLE TRUST dated September 26, 2018,</p> <p>And</p> <p>SHARON FISH CROWDER and spouse, CHARLES C. CROWDER</p> <p>Address:</p>	<p>NORTH CAROLINA REMODEL MASTERS, INC., a North Carolina Corporation</p> <p>Property Address: 2041 Bloomfield Drive Winston-Salem, NC 27107</p> <p><i>Mailing address:</i> 620-D Guilford College Rd Greensboro, NC 27409</p>

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of _____, **Winston** Township, **Forsyth** County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property herein above described was acquired by Grantor by instrument recorded in Book 3428, Page 1390.

A map showing the above-described property is recorded in Plat Book 2, Page 9A.

Sharon Fish Crowder and spouse, Charles C. Crowder hereby execute this deed to terminate the Life Estate.

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:

Any easements, restrictions, or rights of way of record.
2021 *ad valorem* taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

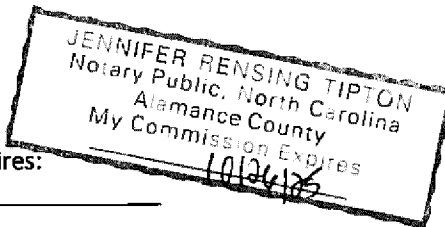
**CROWDER IRREVOCABLE TRUST DATED
SEPTEMBER 26, 2018:**

Joshua Daniel Donovan (SEAL)
Joshua Daniel Donovan, Trustee

STATE OF NORTH CAROLINA, COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of North Carolina, Alamance county aforesaid, certify that **Joshua Daniel Donovan** personally appeared before me this day and acknowledged that (s)he is Trustee of the **Crowder Irrevocable Trust Dated September 26, 2018**, and that (s)he, in that capacity, being authorized to do so, executed the foregoing instrument. Witness my hand and Notarial Seal this 11 day of June, 2021.

[NOTARY SEAL]



Jennifer Rensing Tipton
Print Name: Jennifer Rensing Tipton

My Commission Expires: _____

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

Sharon Fish Crowder (SEAL)

Sharon Fish Crowder

Charles C. Crowder (SEAL)

Charles C. Crowder

STATE OF NC COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of NC, Alamance county, certify that **Sharon Fish Crowder** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 7 day of June, 2021.

[NOTARY SEAL]

SETH M GERRINGER
Notary Public
North Carolina
Alamance County

Seth M Geringer
Print Name: Seth M Geringer

My Commission Expires: 7-7-24

STATE OF NC COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of NC, Alamance county, certify that **Charles C. Crowder** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 9 day of June, 2021.

[NOTARY SEAL]

SETH M GERRINGER
Notary Public
North Carolina
Alamance County

Seth M Geringer
Print Name: Seth M Geringer

My Commission Expires: 7-7-24

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

Being known and designated as Lot Numbers 27 and 28 as shown on the Map of A.E. Holton Place, as recorded in Plat Book 2, Page 9A in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

REFERENCE: Deed Book 1886, Page 1708. 17E2049.

Property Address:
2041 Bloomfield Drive
Winston-Salem, NC 27107

Parcel # 6834-86-7928.000